



## 2 DYNELEY HALL LEEDS ROAD BRAMHOPE, LS16 9BQ

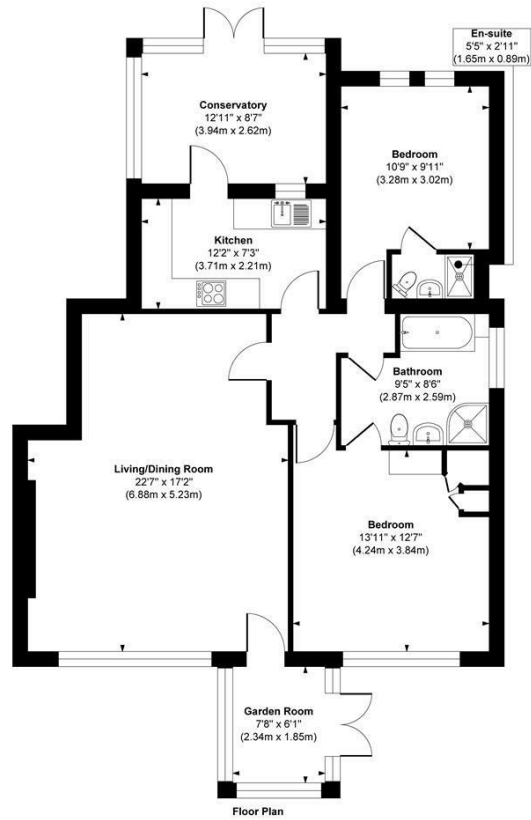
£450,000  
FREEHOLD

Monroe is delighted to present this well-appointed property at Dyneley Hall, Bramhope. Offering a generous gross internal floor area, this home is perfectly designed for modern living, blending spacious social areas with private, restful retreats.

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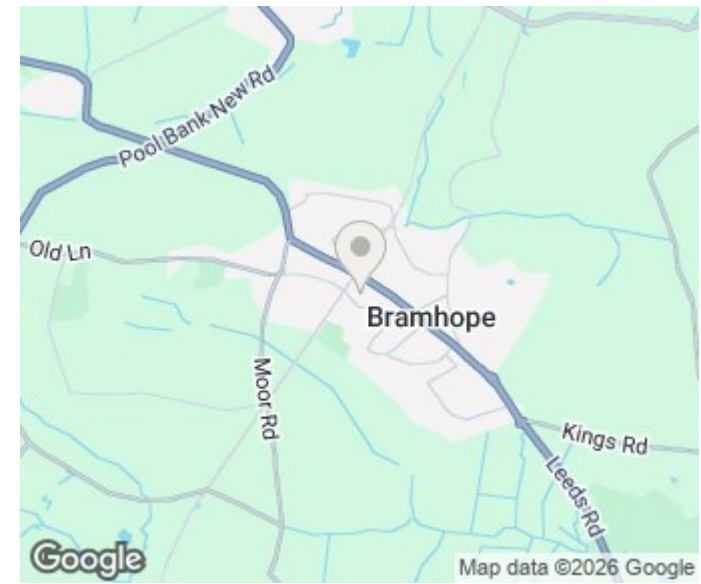
## Dyneley Hall, Bramhope



**Approx. Gross Internal Floor Area 1065 sq. ft / 98.94 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D	67		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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