



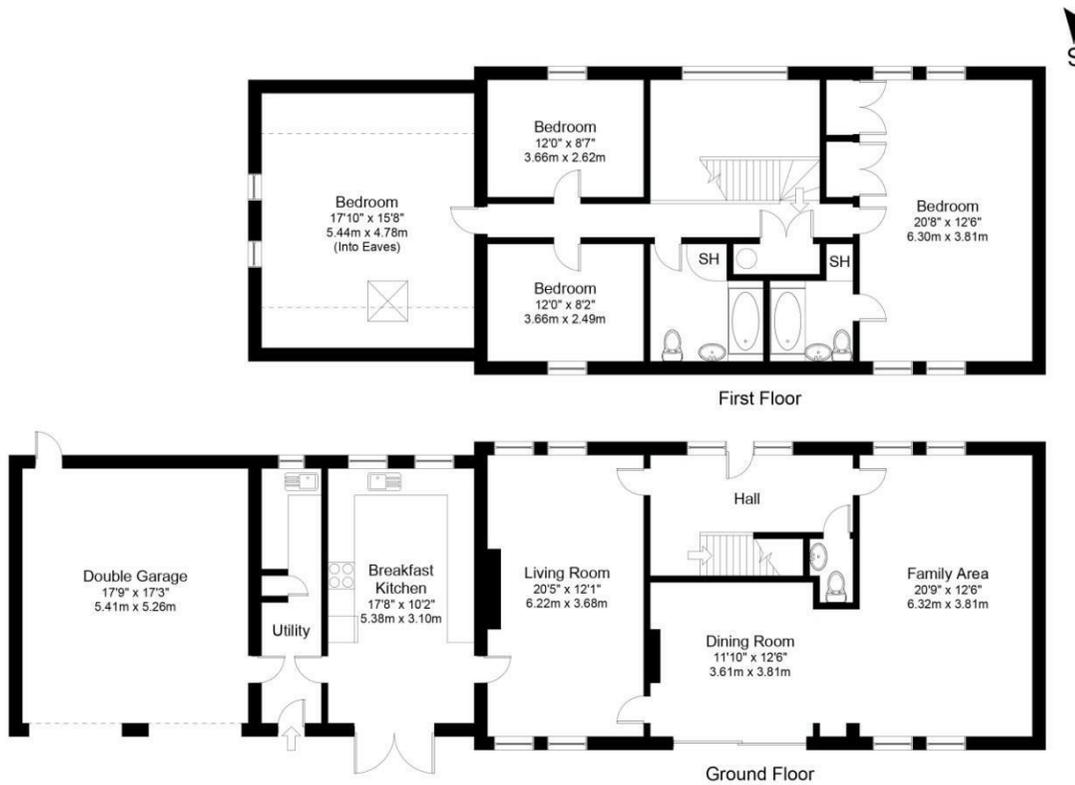
**MILLFIELD FARM HARROGATE ROAD**  
LEEDS, LS17 9JB

**£1,400,000**  
**FREEHOLD**

Monroe is proud to EXCLUSIVELY offer THE GRANGE Millfield Farm. This substantial four bedroomed stone barn conversion offers over 2500 Sqft in total and set within approximately an acre of grounds.

**MONROE**

SELLERS OF THE FINEST HOMES



Gross internal floor area including garage & eaves (approx.): 251.8 sq m (2,710 sq ft)  
 For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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