



## 4 FARRAR LANE

LEEDS, LS16 7AA

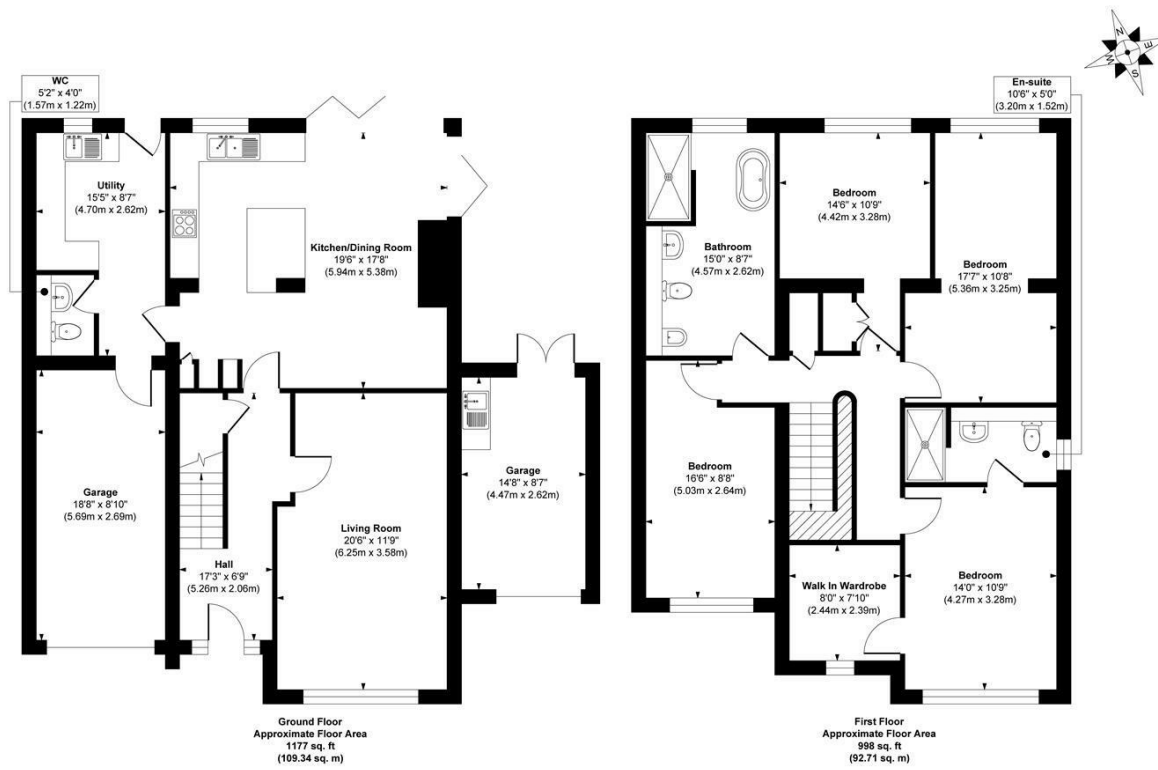
£850,000  
FREEHOLD

Offering an impressive 2,175 sq. ft. of internal accommodation including the garages, this substantial four-bedroom detached residence has been thoughtfully designed to provide generous living space, ideal for modern family life. With well-proportioned rooms throughout, multiple reception areas, and an exceptional open-plan kitchen, the property perfectly balances practicality with comfortable everyday living.

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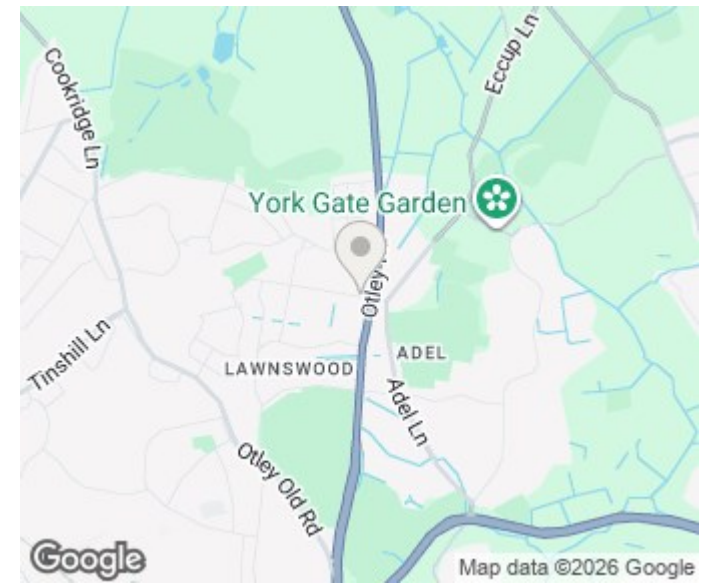
## Farrar Lane, Leeds



Approx. Gross Internal Floor Area 2175 sq. ft / 202.05 sq. m (Including Garage)

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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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