



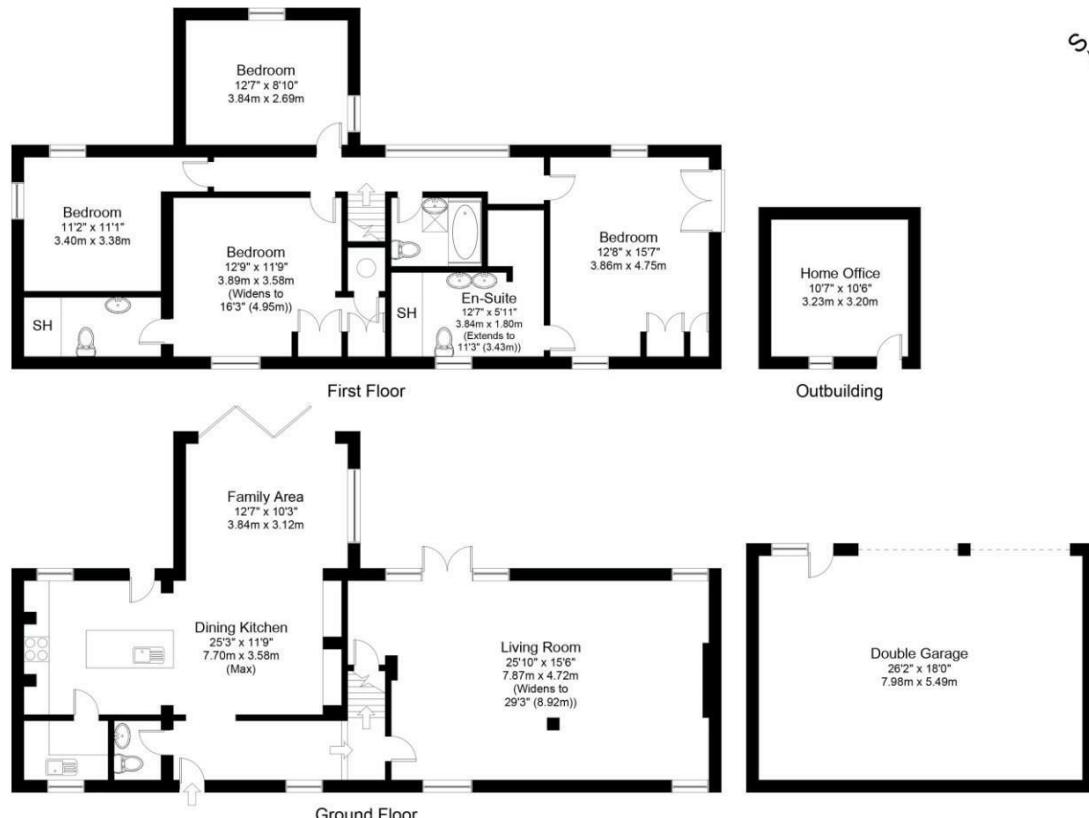
## MANOR HOUSE LANE LEEDS, LS17 9JD

£1,250,000  
FREEHOLD

Looking for something exclusive? Try this superb barn conversion on Manor house Lane, one of the most sought after places to live in North Leeds.

MONROE

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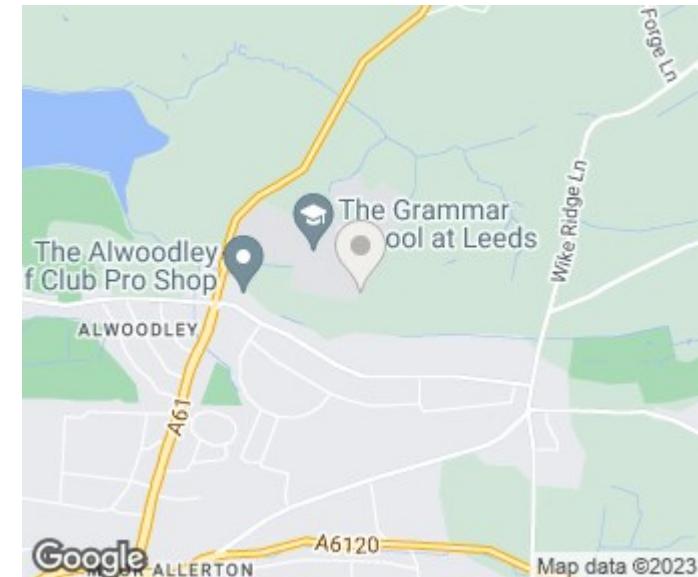
Main house gross internal floor area (approx.): 190.1 sq m (2,046 sq ft)

Garage & outbuilding gross internal floor area (approx.): 54.7 sq m (589 sq ft)

Combined gross internal floor area (approx.): 244.8 sq m (2,635 sq ft)

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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 75        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         | 60        |
| (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

Leeds Office Sales  
1-3 The Avenue  
Alwoodley  
Leeds  
West Yorkshire  
LS17 7BD

0113 870 4443  
hello@monroeestateagents.com  
www.monroeestateagents.com

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