



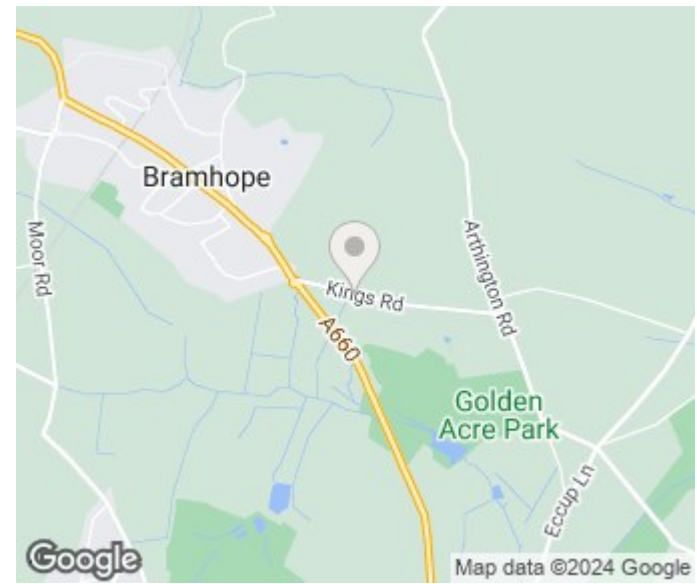
15B KINGS ROAD
LEEDS, LS16 9JN

£1,650,000
FREEHOLD

5776 Square Feet!! If you're searching for a luxurious family home in Bramhope boasting breathtaking countryside views, look no further! This incredibly spacious property has absolutely everything you need and more!

MONROE

SELLERS OF THE FINEST HOMES



Main House Gross internal floor area excluding Annex (approx.): 463.3 sq m (4,987 sq ft)
 Annex Gross internal floor area (approx.): 45.0 sq m (484 sq ft)
 Combined Main House & Annex Gross internal floor area (approx.): 508.3 sq m (5,471 sq ft)
 Garage & External Stores Gross internal floor area (approx.): 28.3 sq m (305 sq ft)
 Total Combined Gross internal floor area (approx.): 536.6 sq m (5,776 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	73	77
(55-68) D		
(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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