



## HARROGATE ROAD

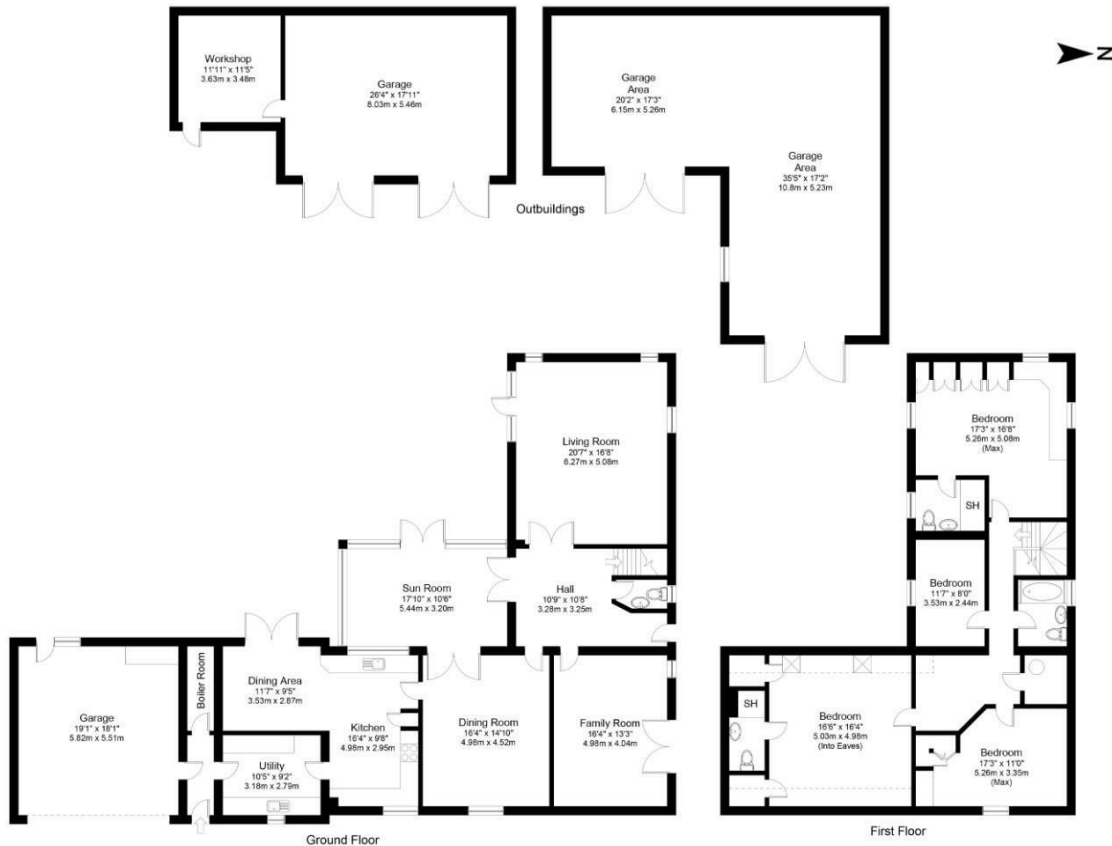
NORTH LEEDS, LS17 9JB

£1,695,000  
FREEHOLD

Highwood is an exclusive and prestigious property, located within a private, gated development of just four homes, nestled in a semi-rural setting between Alwoodley and Harewood. This exceptional stone-built, detached barn conversion, offered exclusively through Monroe, boasts stunning grounds and picturesque views over the surrounding countryside.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			69
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Gross internal floor area for main house including garage & eaves (approx.): 307.0 sq m (3,305 sq ft)  
 Gross internal floor area for outbuildings (approx.): 143.6 sq m (1,546 sq ft)  
 For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.

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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