



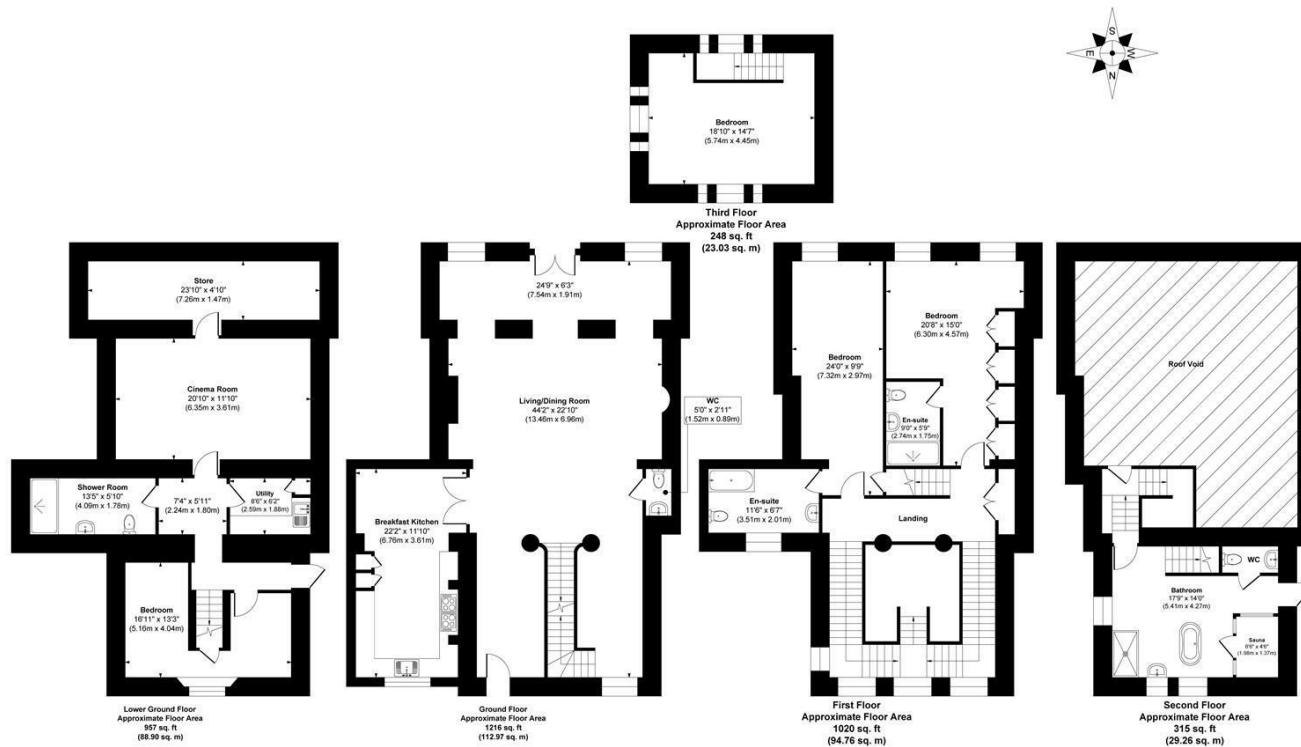
40 MANSION HOUSE MANSION GATE DRIVE  
LEEDS, LS7 4SY

£1,050,000  
FREEHOLD

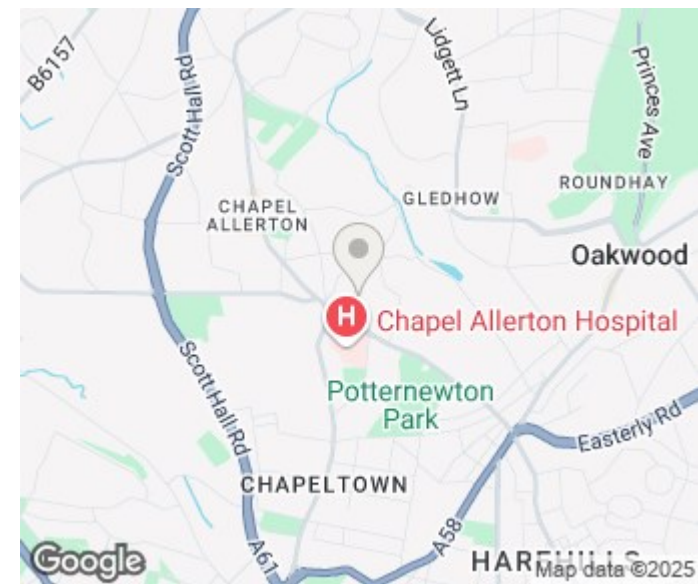
The ultimate property in Chapel Allerton! This stunning showstopper is an absolute must-see. Located right in the heart of the area, you won't find anything like it. Don't miss out on this amazing opportunity!

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Approx. Gross Internal Floor Area 3756 sq. ft / 348.92 sq. m  
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>	78	81
(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 check the measurements

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