



**54 FARRAR LANE
LEEDS, LS16 7AF**

**£750,000
FREEHOLD**

This beautifully renovated 1959 family home perfectly blends classic charm with modern comforts. Featuring spacious living areas, a stunning orangery, and a private garden, it offers an ideal setting for family life and entertaining. With four double bedrooms, luxury bathrooms, and ample parking, this chain-free property is a rare find in a highly desirable location.

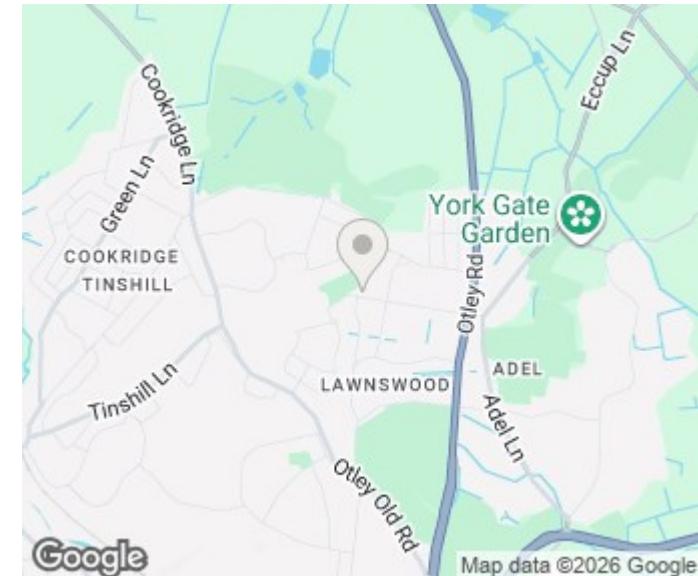
MONROE

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Approx. Gross Internal Floor Area 2178 sq. ft / 202.33 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	65	
(1-20)	G	54	
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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