



## SAW WOOD BARN FLYING HORSE FARM

LEEDS, LS15 4NH

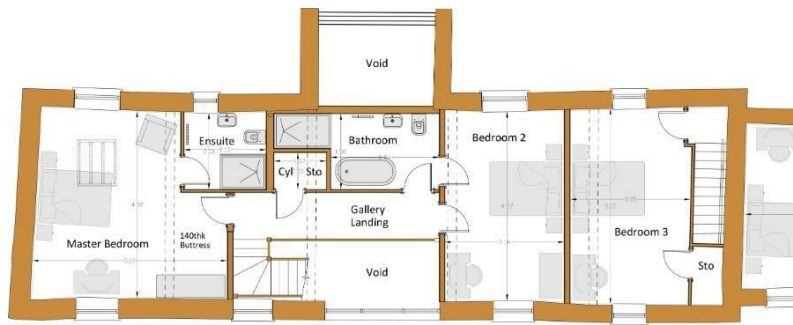
£850,000  
FREEHOLD

Saw Wood Barn is a outstanding Barn Conversion which offers approximately 2000 sqft of internal accommodation. This home offers exceptional standards of versatile, open plan living and benefits from a fantastic garden with views of the open countryside.

\*\*\*STAMP DUTY CONTRIBUTION AVAILABLE BY NEGOTIATION\*\*\*

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First Floor

**BARN B**



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>66</b>               | <b>74</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 recheck the measurements

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