



## THE POULTRY FARM BAY HORSE LANE

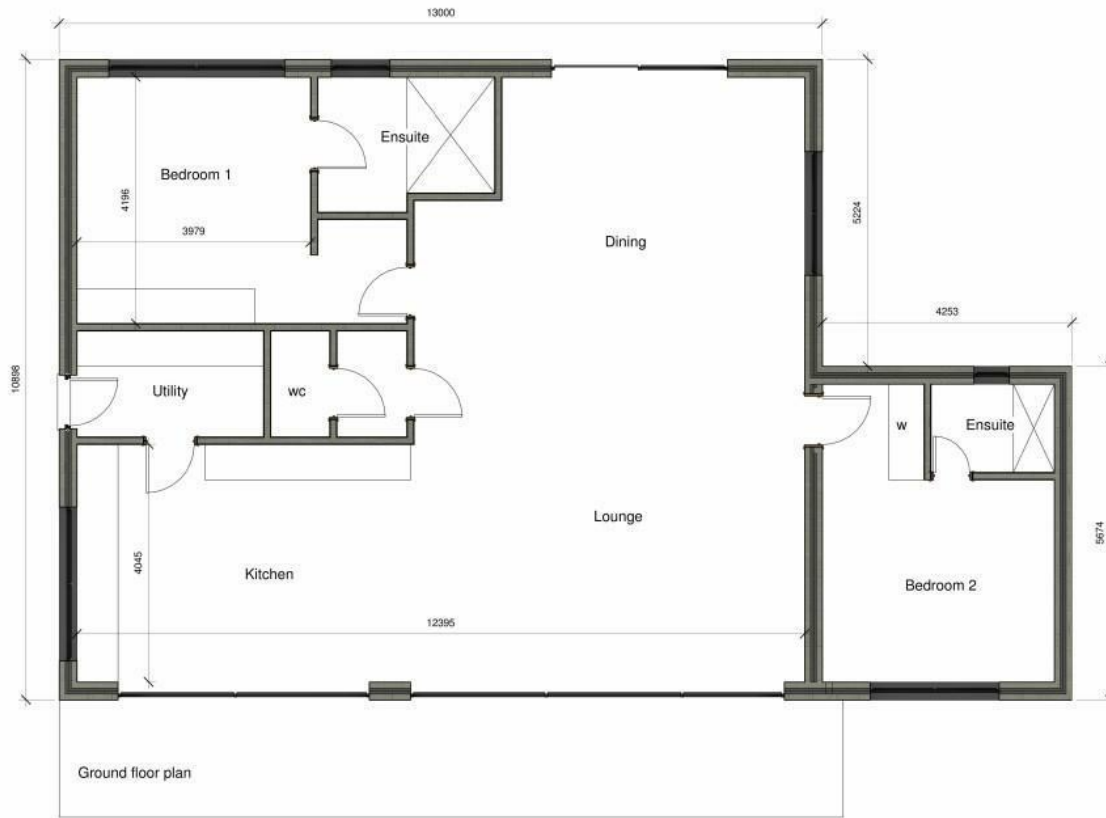
LEEDS, LS17 8SL

£550,000  
FREEHOLD

This ample plot of land extends to approximately 0.35 acres, with the added benefit of granted planning, and is situated in a fantastic location. The planning permission grants the demolish the existing dwelling and associated outbuildings, and erection of new dwelling with associated hard and soft landscaping

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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>		
(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 recheck the measurements

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