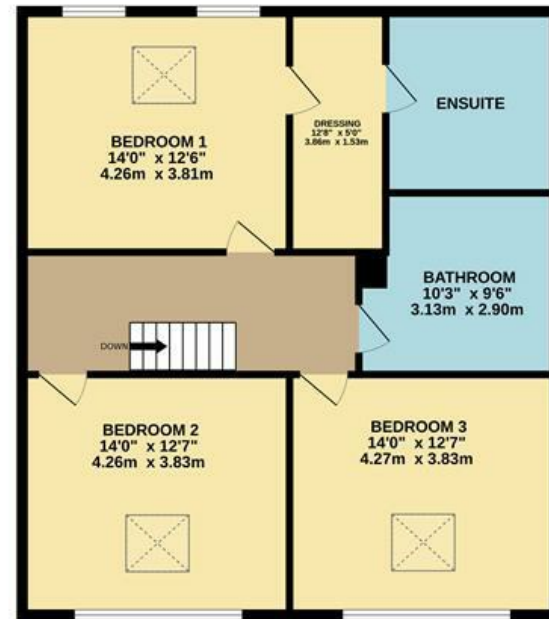


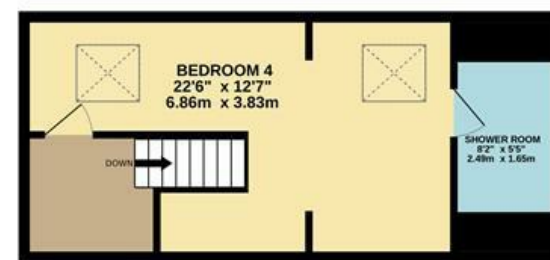
GROUND FLOOR  
1088 sq.ft. (101.0 sq.m.) approx.



1ST FLOOR  
876 sq.ft. (81.4 sq.m.) approx.



2ND FLOOR  
329 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 2292 sq.ft. (213.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024



**6 Moor End Farm Mews Harewood Road  
Leeds**

**£3,500 Per Month**

9 Albert Street, Harrogate  
North Yorkshire HG1 1JX  
Sales: 01423 503076  
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.



A stunning four bedroom house that has been recently finished to the highest of standards. Situated in the beautiful countryside location of Harewood the property is set out over two floors offering spacious, modern living accommodation throughout.

The property is unfurnished with white goods and comprises: Private entrance into hallway, large living room, spacious living kitchen making for great entertaining space with steps leading down to the garden room and doors leading out to the patio area and garden. To the first floor are two large double bedrooms, master bedroom with en-suite and house bathroom. To the second floor is another double bedroom with en suite shower room.

To the front of the property is private ample parking for two vehicles and an electric car charging point. To the rear of the property is a patio area perfect for outdoor furniture and lawn with fabulous far reaching views.

## 4 Bedrooms

## 1 Reception Room

## 3 Bathroom

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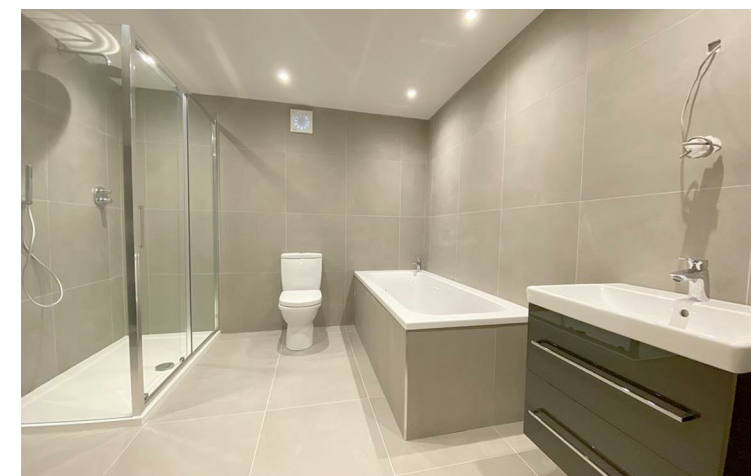
### DIRECTIONS - LS17 9HL

### COUNCIL TAX

The property has been placed in band .

### TENURE

The tenure of the property is



### EPC RATING:

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A		93	93	(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

### APPROXIMATE DISTANCES

Town Centre	1.9 miles
Railway Station	1 mile
Bus Route	400 metres
Airport	12 miles