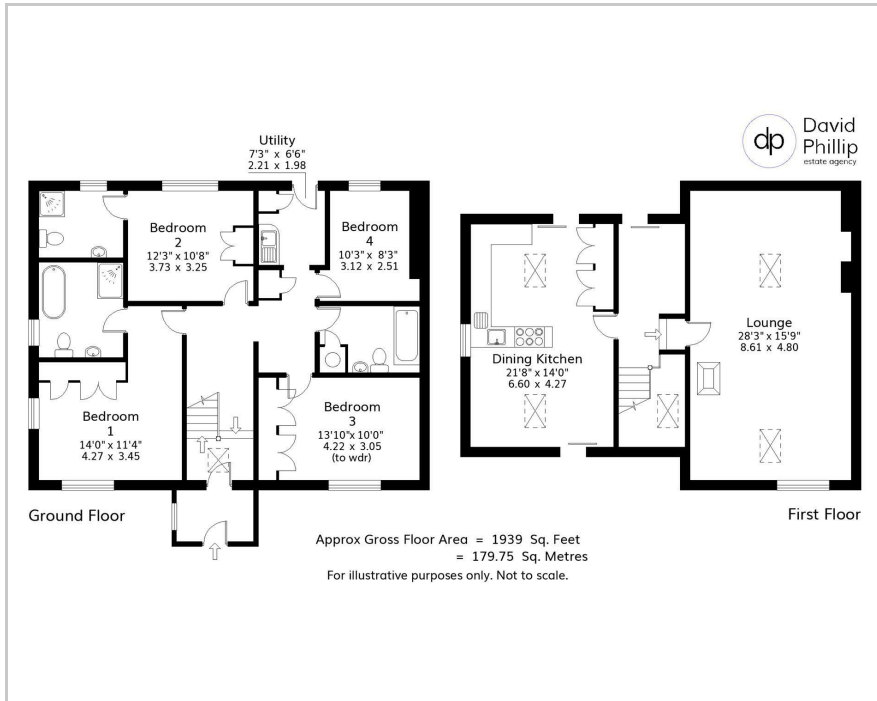




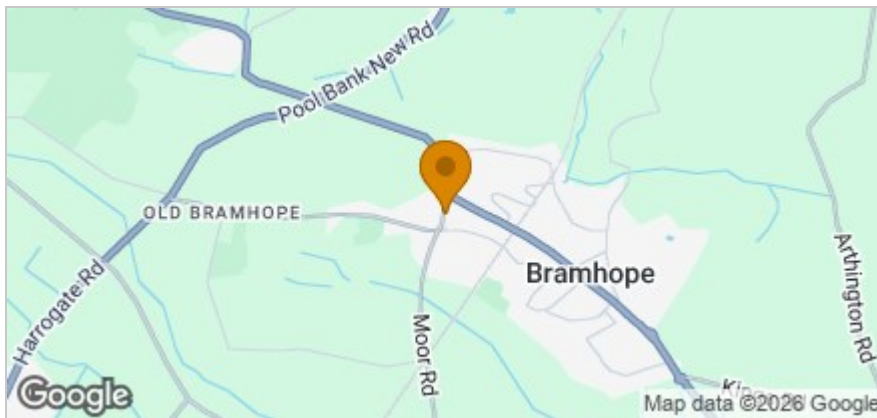
Owl Pen, 2 Old Manor Farm Church Hill, Leeds, LS16 9BA

Price Guide £710,000

## Floor Plan



## Area Map



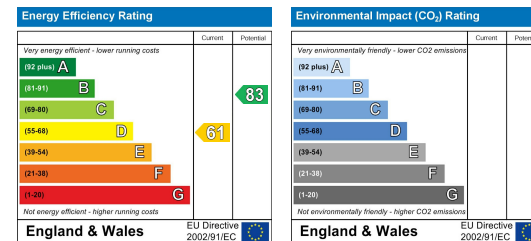
## Accommodation

- Fine Stone Built Barn Conversion with Four Bedrooms, Three Bathrooms
- Part of an Imaginatively Planned Small Courtyard Type Development
- Enjoying a Private and Secluded Near Village Centre Location
- Of Interesting Internal Layout Enjoying Elevated Views from the Lounge
- Incorporating Character Features including Exposed Beams
- Enclosed West Facing Courtyard Type Garden and Two Carports
- Energy Performance Certificate Rating D
- Freehold, Leeds City Council Tax Band D

## Viewing

Please contact our David Phillip Estate Agents Office on 01134 676 400 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.