



70 TONG LANE

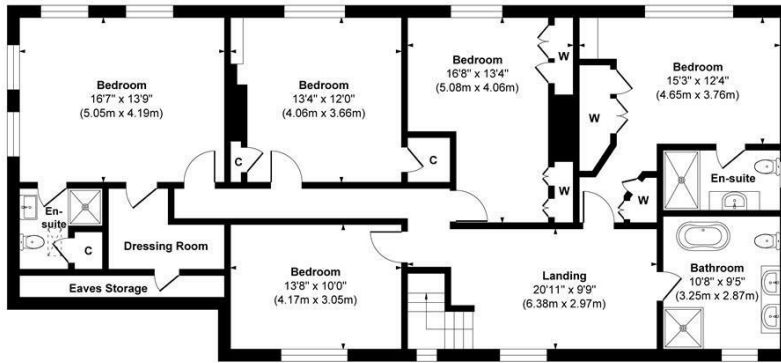
BD4 0RX

£1,300,000
FREEHOLD

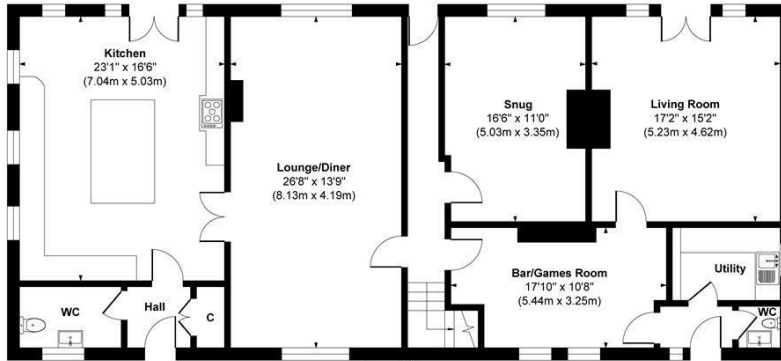
A beautifully presented five-bedroom country home offering exceptional character, generous outdoor space, and charming period features throughout. Occupying a picturesque position overlooking peaceful farmland, this impressive residence seamlessly blends traditional charm with modern family living, while stylish contemporary upgrades enhance both comfort and practicality.

MONROE

SELLERS OF THE FINEST HOMES



First Floor
 Approximate Floor Area
 1547 sq. ft
 (143.72 sq. m)



Ground Floor
 Approximate Floor Area
 1618 sq. ft
 (150.28 sq. m)

Approx. Gross Internal Floor Area 3165 sq. ft / 294.00 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
 Copyright © Show Home.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	75
(39-54) E			
(21-38) F			
(1-20) G			
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

Guiseley Sales
 3a Oxford Road
 Guiseley
 Leeds
 LS20 9AS

james@monroestateagents.com
 monroestateagents.com

MONROE

SELLERS OF THE FINEST HOMES