



## CARLTON LANE

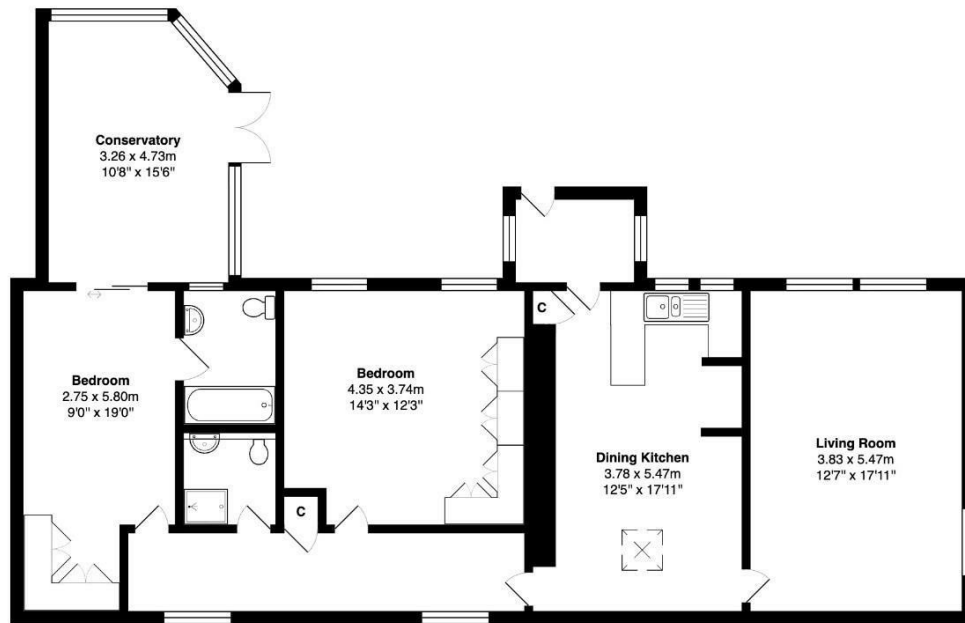
LS19 7BG

£625,000  
FREEHOLD

Occupying a delightful position and enjoying a sunny south-facing garden, this charming barn conversion offers a wonderful blend of character, comfort and versatile living space. Full of traditional features, the property boasts high ceilings and exposed beams throughout, creating a warm and welcoming atmosphere from the moment you step inside.

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Ground Floor

Total Area: 117.5 m<sup>2</sup> ... 1265 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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>			74
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		27	
(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

Guiseley Sales  
3a Oxford Road  
Guiseley  
Leeds  
LS20 9AS

james@monroestateagents.com  
monroestateagents.com

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