



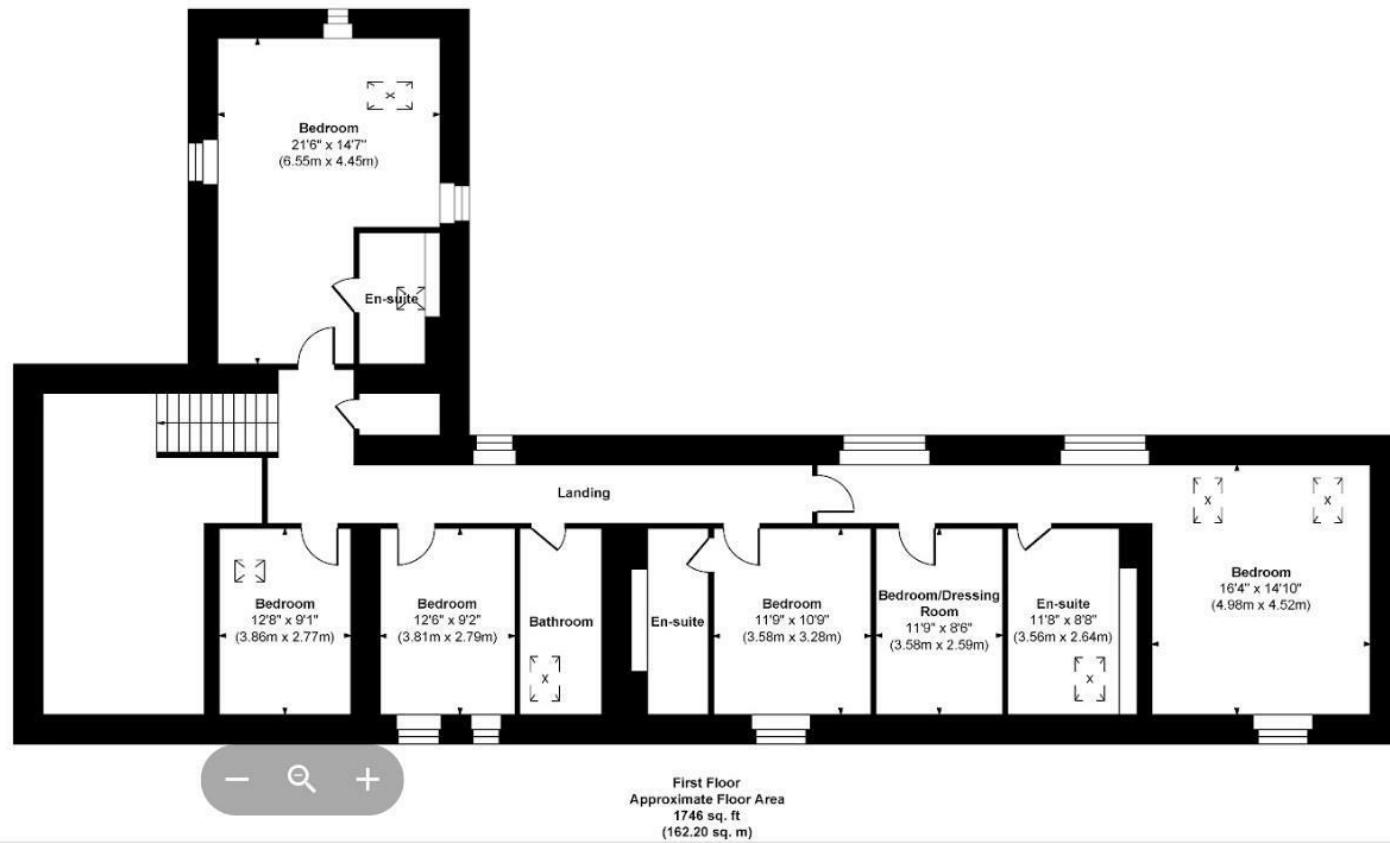
## WIKE RIDGE LANE LEEDS, LS17 9JF

£2,500,000  
FREEHOLD

Wike Ridge Barn presents a rare opportunity to acquire a chain-free, six-bedroom, six-bathroom stone-built farmhouse dating back to the 1700s. This redeveloped home also benefits from impressive South Facing gardens with additional land available by separate negotiation.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	93
(81-91)	B	
(69-80)	C	70
(55-68)	D	
(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

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