

# Harrison Robinson

Estate Agents



**18A Parklands, Ilkley, LS29 8QF**  
**£300,000**




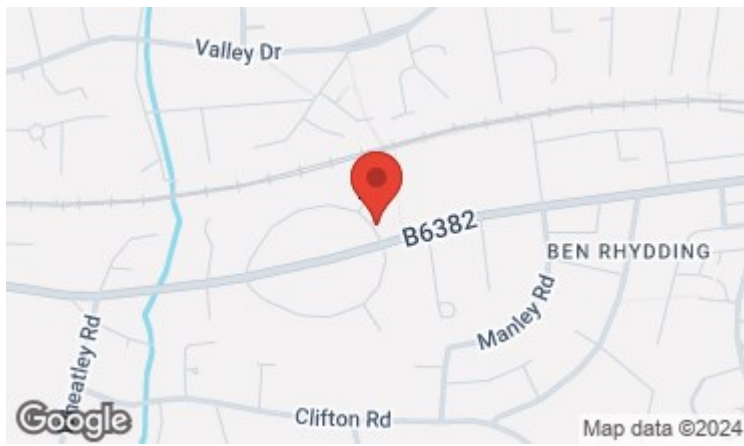
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- Building Plot with Planning Permission for a 5 Bedroom Detached Property
- Highly Regarded Central Location
- Close To Ilkley Town Centre, Station And Grammar School
- Opportunity To Build A Spacious Contemporary Home To Suit Your Own Style
- Master Bedroom With En-Suite
- Possible To Create Lower Ground Floor Living

| Energy Efficiency Rating                           |                            |   |
|--|----------------------------|---|
|  | Current                    | Potential   |
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |



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