





Harrison Robinson

Estate Agents



7 Vale Gardens, Ilkley, LS29 8LB

Price Guide £535,000

 5  3  2  C

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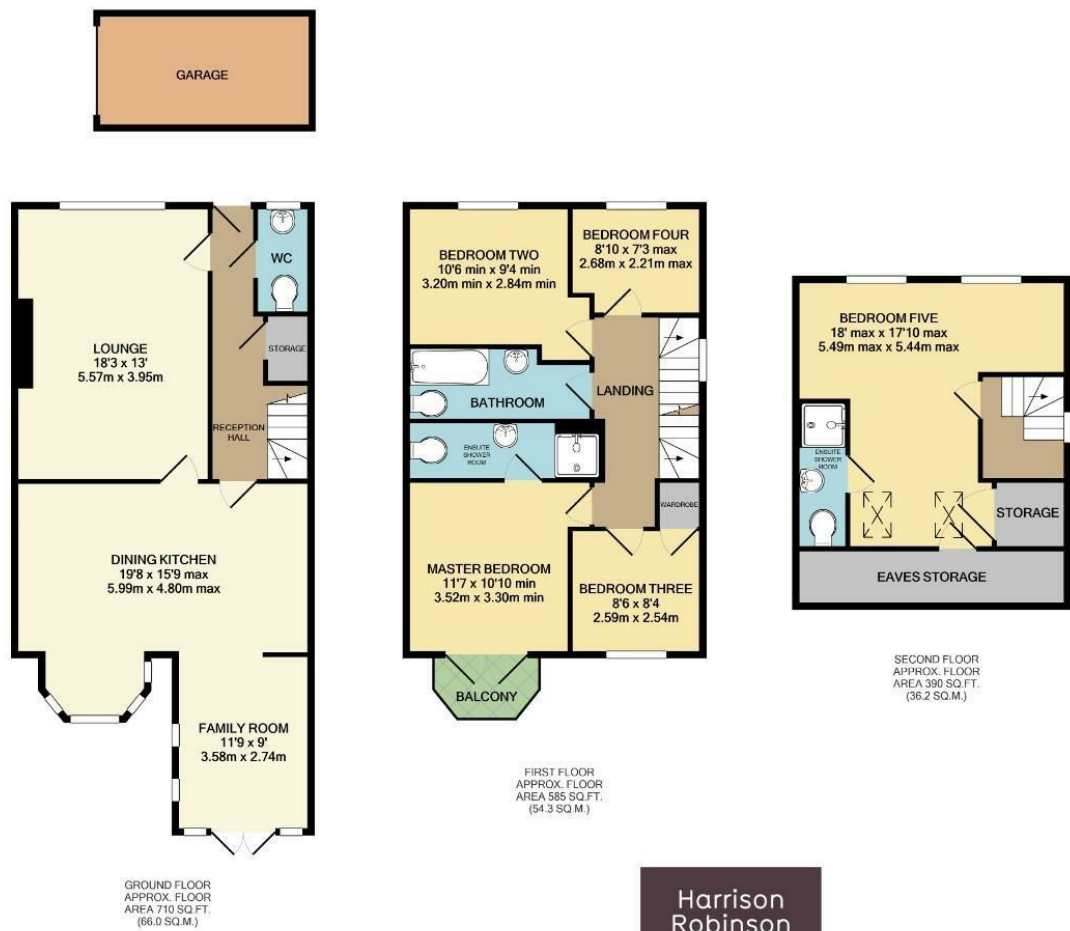


A very well presented, spacious, five bedroom end townhouse with extended dining kitchen with high quality integral appliances, lounge with gas stove, master bedroom with en suite shower room and delightful gardens to front and rear. With single garage and driveway parking and enjoying a quiet position in this popular residential area this is a fantastic family home.

- Five Bedroom Spacious End Townhouse
- Extended Dining Kitchen With A Range Of Integrated Appliances
- Two Bedrooms With En Suite Facilities
- Delightful Lawned Gardens To Front And Rear
- Single Garage And Driveway Parking
- Very Well Presented Throughout
- Lounge With Gas Stove
- Lovely Long Distance Views
- Walking Distance To Excellent Schools And Train Station
- Council Tax Band E

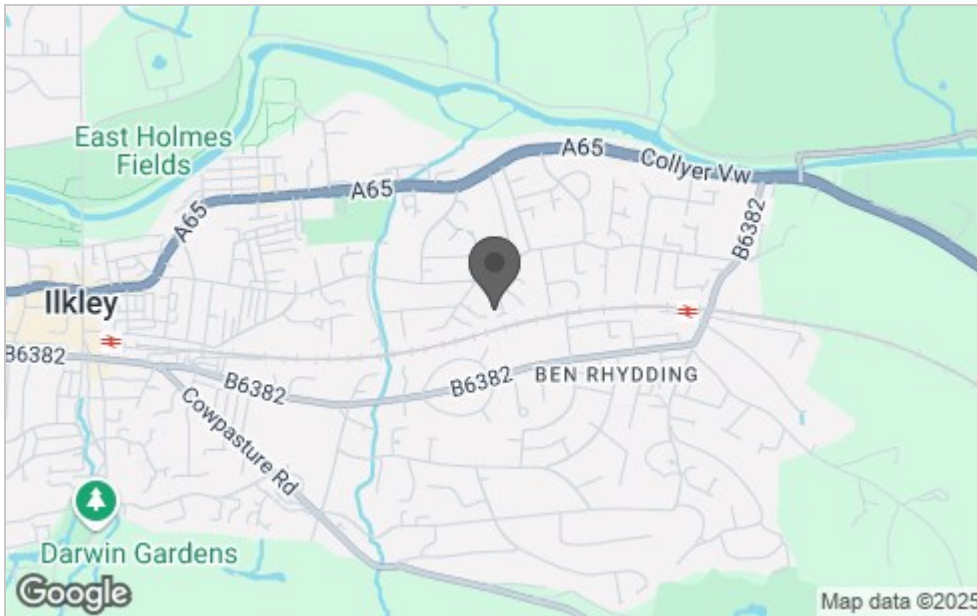






TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1685 SQ.FT. (156.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Viewing

Please contact our Harrison Robinson Office on 01943 968 086 if you wish to arrange a viewing appointment for this property or require further information.

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	82

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

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