

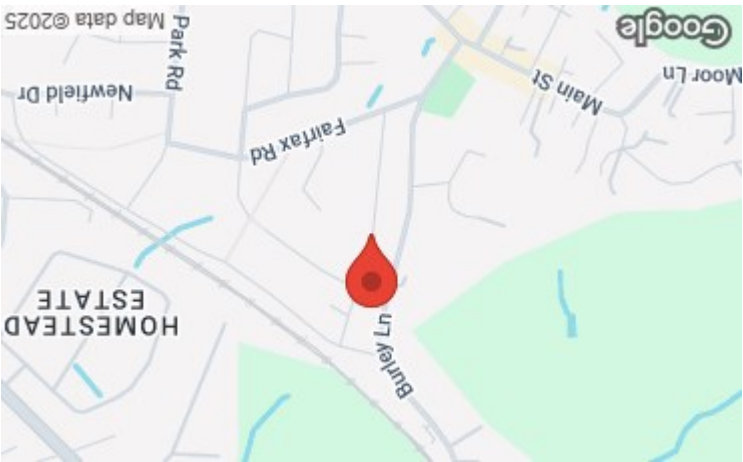


Land at Kentrigg St. Johns Park, Ilkley, LS29 6ES

Price Guide £600,000



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- Building Plot with Planning Permission for a 4 Double Bedroom Detached Bungalow
- Opportunity To Build A Spacious Contemporary Home To Suit Your Own Style
- Highly Regarded Central Menston Location
- Close to Village Centre, Train Station And Schools
- Master Bedroom And Bedroom two With En-Suites
- Bespoke Architect Designed, Contemporary, Open-Plan Living Throughout
- The Level Site Area is 1058 sqm / 0.26 acres / 0.11 Hectares
- Ground Floor Gross (includes garage and porch) – 195.10 sqm / 2100 sq ft
- Ground Floor Net (excludes garage and porch / just habitable spaces) – 154.8 sqm / 1666 sq ft
- First Floor Net – 96.3 sqm / 1036 sq ft

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		
England & Wales		EU Directive 2002/91/EC 