

MONROE

COMING
SOON

CLARENCE DRIVE
ILKLEY, LS29 6AH


£3,750,000
FREEHOLD

AN EXCLUSIVE GEM CLOSE TO BURLEY IN WHARFEDALE AND MENSTON, THIS IS ONE OF THE MOST SENSATIONAL PROPERTIES FOR SALE IN YORKSHIRE RIGHT NOW!

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SELLERS OF THE FINEST HOMES



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	85
(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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