



ALBURY CLARENCE DRIVE

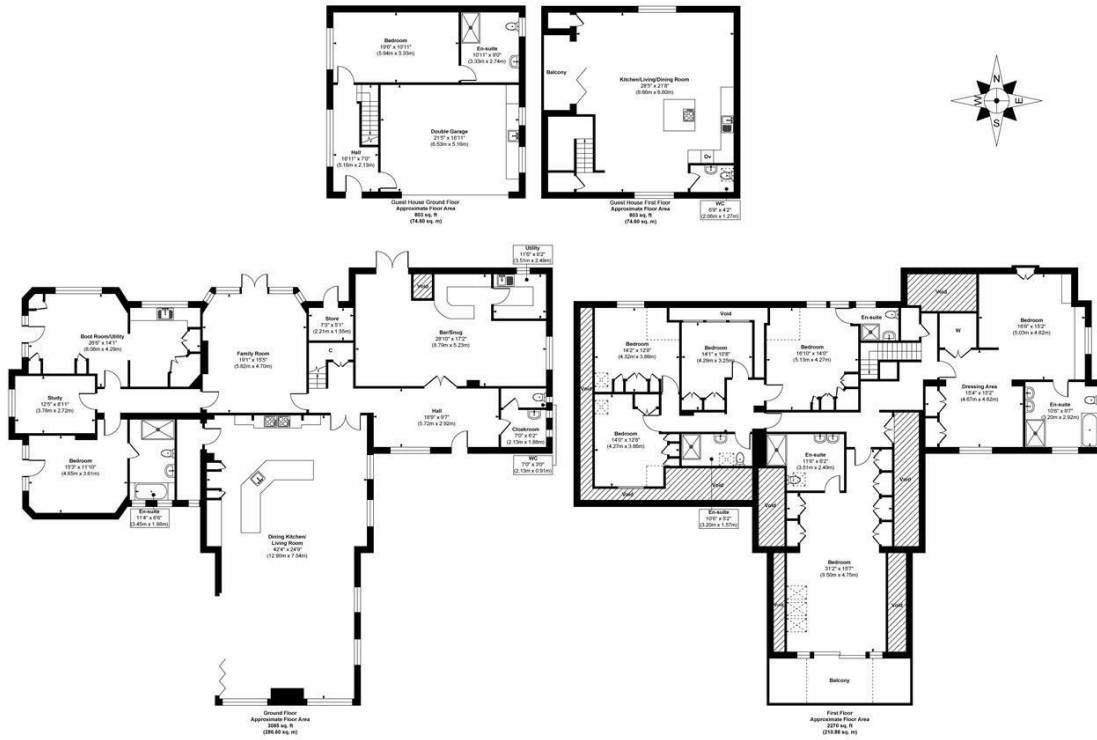
ILKLEY, LS29 6AH

£3,750,000
FREEHOLD

Albury, a true gem nestled within the most exquisite of locations. This eight bedroom home boasts the best in specification. Offering over four acres of land and over 6900 sqft of living space this property is nothing short of remarkable.

MONROE

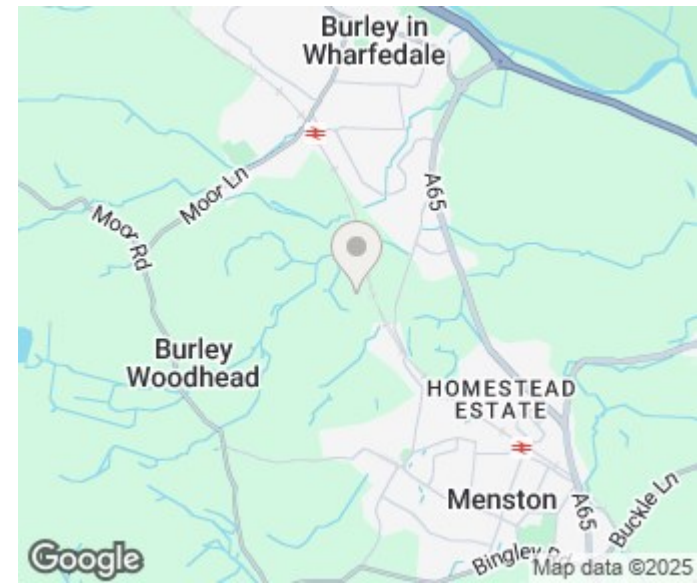
SELLERS OF THE FINEST HOMES



Approx. Gross Internal Floor Area 6961 sq. ft / 646.68 sq. m (Including Guest House)

Illustration for identification purposes only, measurements are approximate, not to scale.

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