



30 VICTORIA AVENUE

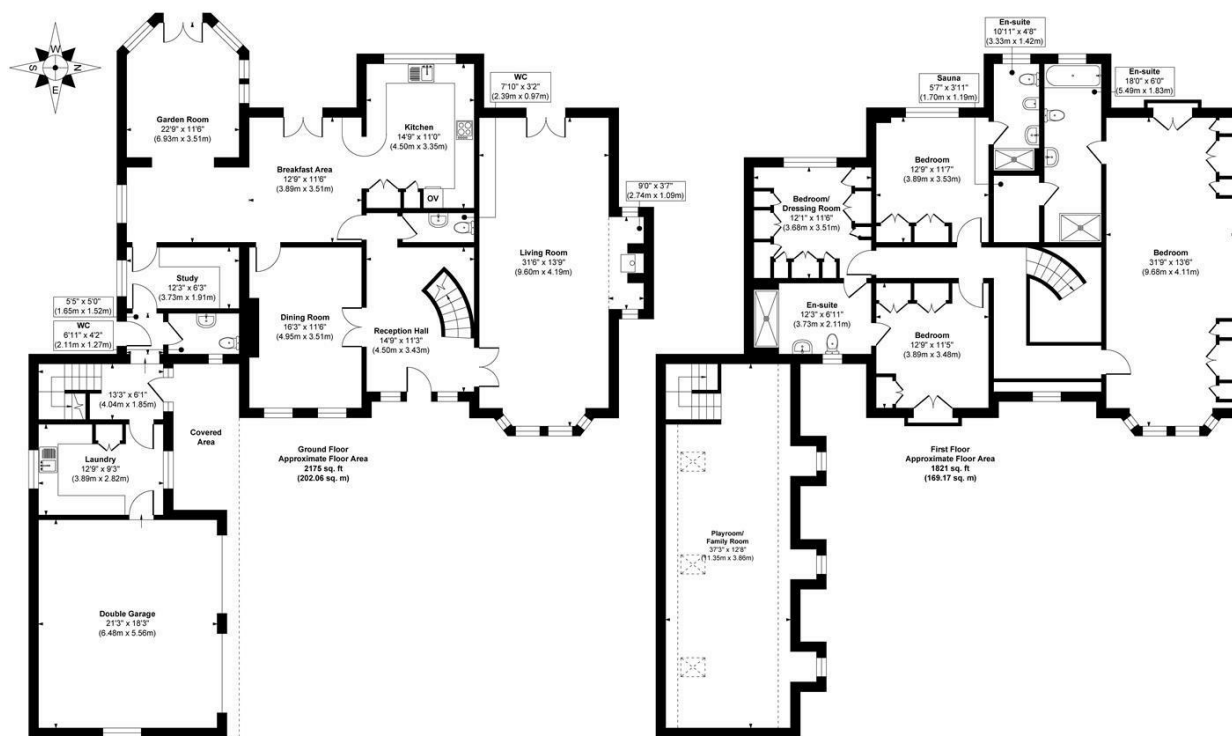
ILKLEY, LS29 9BW

£1,650,000
FREEHOLD

A truly impressive, modern detached home of generous proportions, offering ideal family accommodation with remarkable flexibility. Situated in the highly sought after location of Ilkley, the property is complemented by beautifully maintained, enclosed gardens that provide a peaceful and private outdoor space.

MONROE

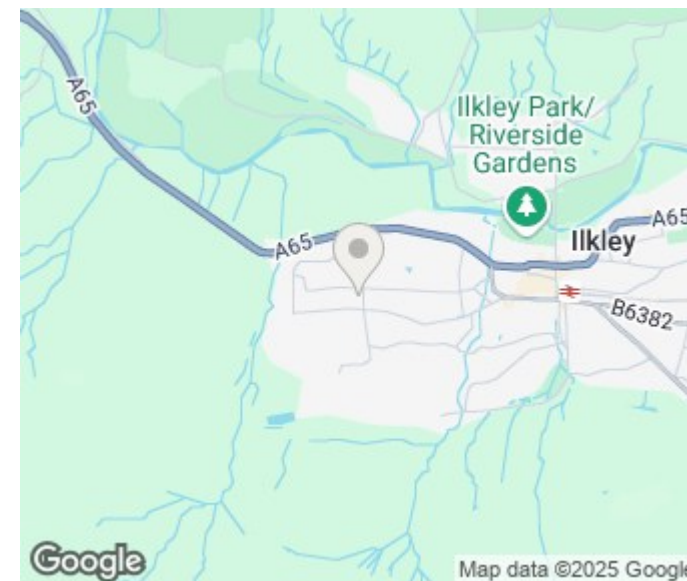
SELLERS OF THE FINEST HOMES



Approx. Gross Internal Floor Area 3996 sq. ft / 371.23 sq. m

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		
(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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