



12 CHEVIOT CLOSE

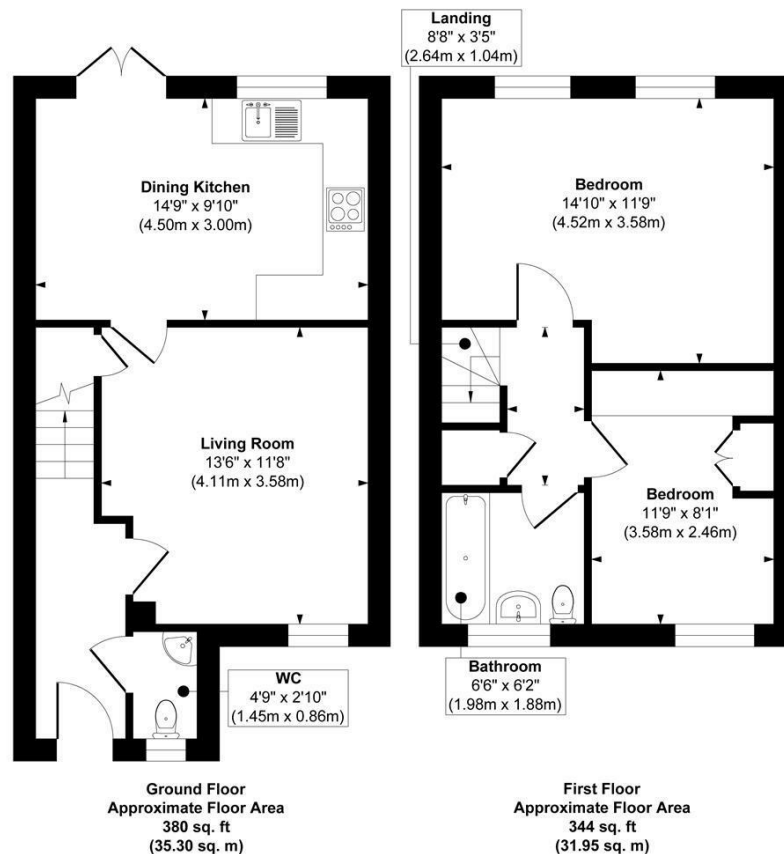
ILKLEY, LS29 6GZ

£340,000
LEASEHOLD - SHARE OF FREEHOLD

Peacefully positioned within a charming village setting, this attractive two-bedroom home occupies a desirable cul-de-sac location and offers an excellent combination of comfort, practicality and convenience. Arranged over two floors, the property provides well-planned accommodation together with excellent commuter connections, with the train station close by. Ideally suited to first-time buyers, couples, downsizers or investors, this is a lovely home in a particularly appealing setting.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(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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