



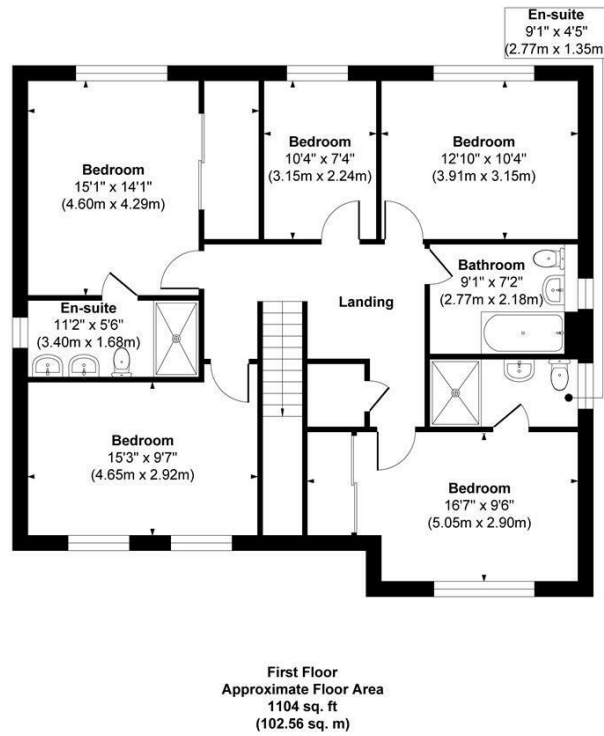
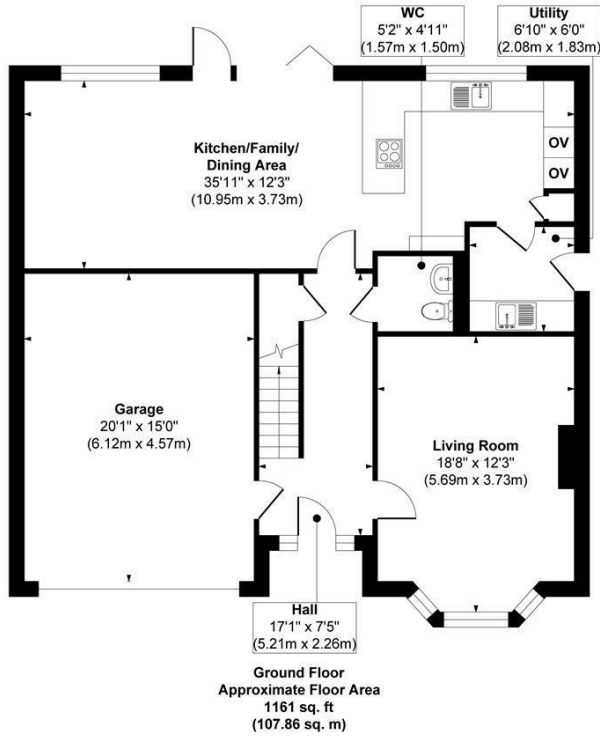
30 NORWOOD AVENUE
ILKLEY, LS29 6FW

£850,000
FREEHOLD

Monroe is thrilled to present this stylish and ready to move into home, this beautifully presented five-bedroom, three-bathroom home offers spacious living with two reception rooms and modern interiors throughout. Perfectly located in the sought-after village of Menston, it's an ideal family home close to local amenities, schools, and transport links.

MONROE

SELLERS OF THE FINEST HOMES



Approx. Gross Internal Floor Area 2265 sq. ft / 210.42 sq. m (Including Garage)
 Approx. Gross Internal Floor Area 1964 sq. ft / 181.45 sq. m (Excluding Garage)

Illustration for identification purposes only. Measurements are approximate, not to scale.
 Copyright © Show Home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		86	
(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

Guiseley Sales
 3a Oxford Road
 Guiseley
 Leeds
 LS20 9AS

james@monroestateagents.com

MONROE

SELLERS OF THE FINEST HOMES