



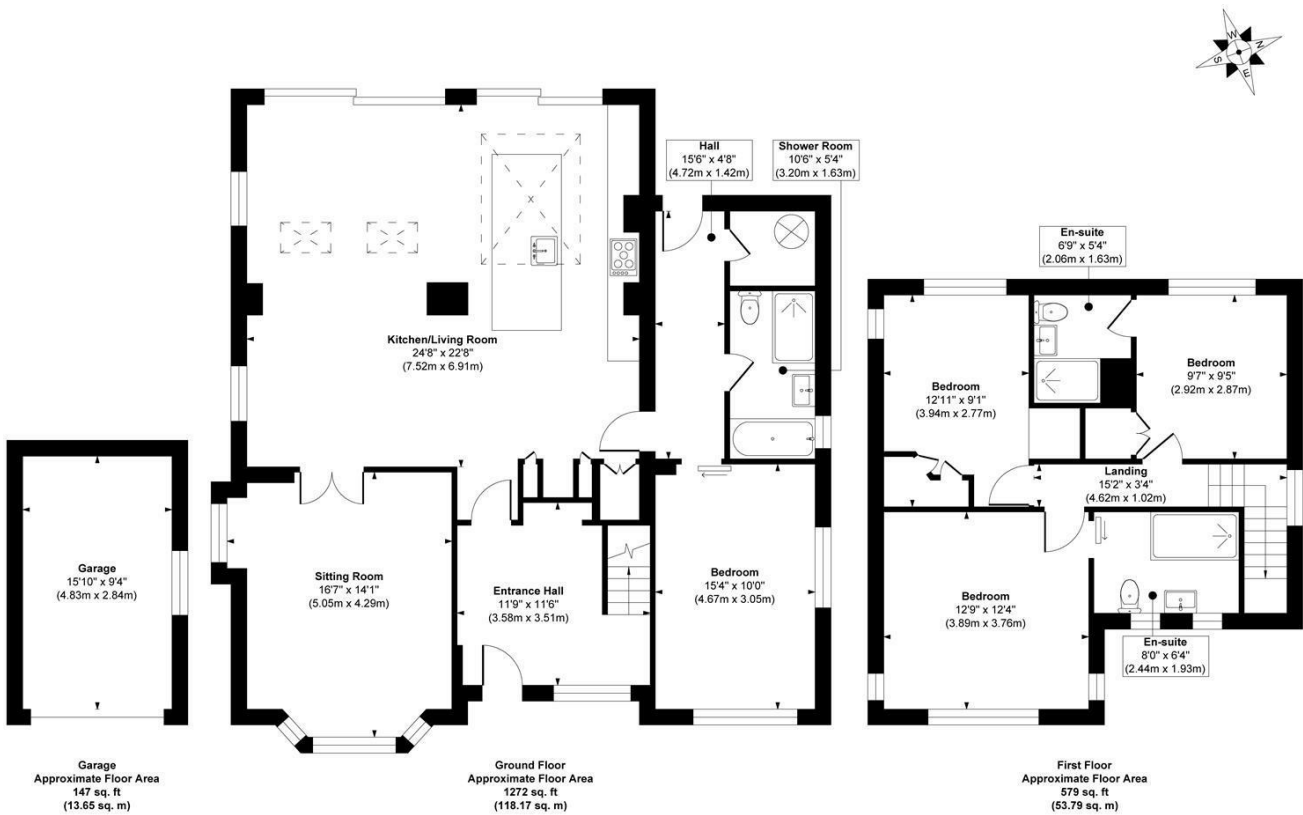
**HALSTEAD DRIVE, MENSTON, ILKLEY**  
ILKLEY, LS29 6NT

**£999,995**  
**FREEHOLD**

This really is something special! Located up a private street you'll find this impressive home with views of the Ilkley moors. There is also planning permission granted to create a 5th ensuite bedroom.

**MONROE**

SELLERS OF THE FINEST HOMES



Approx. Gross Internal Floor Area 1998 sq. ft / 185.61 sq. m (Including Garage)

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<br>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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