



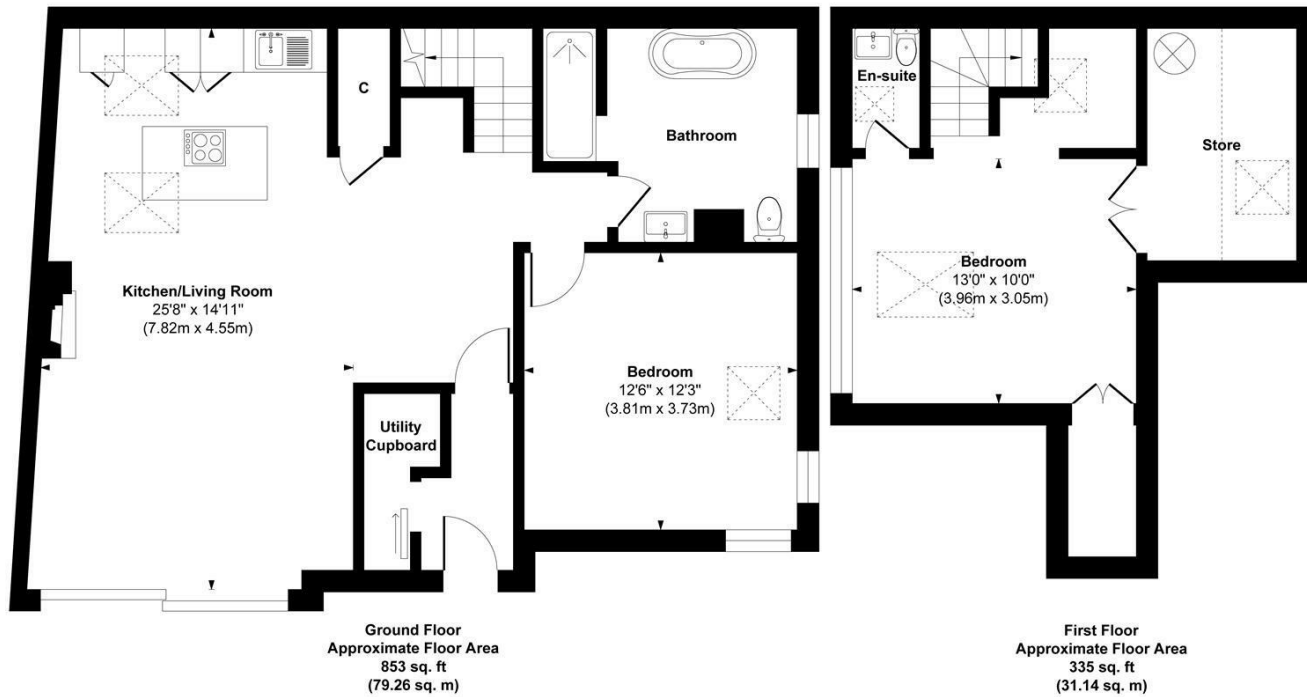
63 SUN LANE
ILKLEY, LS29 7LG

£575,000
FREEHOLD

Monroe is delighted to bring to the market this stylish and energy-efficient 2-bed detached bungalow in the heart of Burley in Wharfedale. Built in 2021 with underfloor heating, triple glazing, and a sleek modern kitchen—offering spacious, high-spec living and private gardens in a picturesque village setting.

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Approx. Gross Internal Floor Area 1188 sq. ft / 110.40 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 | | | 92 |
| (81-91) B | | 82 | |
| (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
monroestateagents.com

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