



## 12 CHEVIOT CLOSE

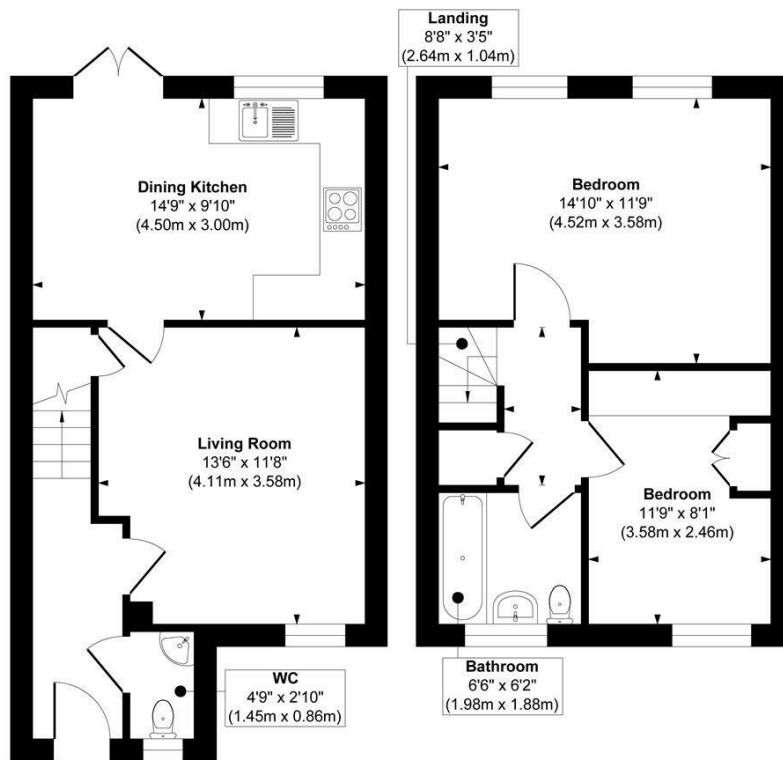
ILKLEY, LS29 6GZ

£187,000  
LEASEHOLD - SHARE OF FREEHOLD

An excellent opportunity to step onto the property ladder, this well-presented two-bedroom home is offered on a 55% shared ownership basis, making it an ideal choice for first-time buyers or those looking for an affordable move. Bright, spacious and thoughtfully arranged across two floors, the property offers comfortable living in a practical layout, perfect for modern lifestyles.

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**Ground Floor**  
 Approximate Floor Area  
 380 sq. ft  
 (35.30 sq. m)

**First Floor**  
 Approximate Floor Area  
 344 sq. ft  
 (31.95 sq. m)

**Approx. Gross Internal Floor Area 724 sq. ft / 67.25 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			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			
<b>England &amp; Wales</b>		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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