



**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.

**M O N R O E**

SELLERS OF THE FINEST HOMES

## 30 NORWOOD AVENUE

- Beautifully presented throughout
- Turn key property
- Highly desirable location
- Overlooks beautiful views
- Five spacious double bedrooms
- Ample storage space
- Perfect family home
- Modern kitchen with integrated appliances
- Ample off street parking and a double garage
- Prime location



A beautifully presented five-bedroom detached home situated in the sought-after village of Menston, offering spacious and versatile living throughout. This impressive property enjoys breathtaking, uninterrupted countryside views, creating a perfect balance of modern family living and rural tranquillity. With generous living areas, a contemporary kitchen, and well-proportioned bedrooms, this home is ideal for those seeking comfort and style in a picturesque setting.

As you step into the property, you're welcomed by a bright and elegant entrance hallway that sets the tone for the rest of the home. Moving through to the rear, you'll find a stunning open-plan kitchen that effortlessly combines style and functionality, featuring sleek modern finishes and high-quality integrated appliances which includes an integrated wine cooler and a hot water tap. The space flows seamlessly into a generous dining area and a beautifully designed living room, creating the perfect setting for both everyday family life and entertaining guests.

The second reception room on this floor offers a warm and inviting atmosphere, beautifully styled with a modern finish. It features a wood stove integrated into the chimney/media wall. A large bay window floods the space with natural light, creating a cosy yet elegant setting — perfect for relaxing.

Heading up to the first floor, you'll find five generously

sized double bedrooms, offering plenty of space and flexibility for family living. One of the rooms is currently set up as a stylish home office, ideal for those working remotely. The beautifully tiled house bathroom exudes a sense of modern luxury and tranquillity, designed to provide a spa-like retreat. The impressive primary suite features a spacious walk in wardrobe and an ensuite, another bedroom on this floor benefits from an ensuite too adding comfort and convenience.

Additional features include an extensively boarded loft, offering excellent storage space, and a Hive smart heating system serving both floors for added comfort and efficiency.

Externally, the rear garden is a true showstopper — featuring a spacious decked area perfect for outdoor dining and entertaining, alongside a large, well-maintained lawn ideal for families and pets. Beyond the garden, open fields with grazing farm animals provide a stunning, peaceful backdrop, offering an exceptional sense of privacy and countryside charm.

The front of the property features a spacious driveway providing parking for up to four vehicles, complemented by attractive landscaping that enhances the home's kerb appeal and creates a welcoming first impression.

REASONS TO BUY



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We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent Monroe Estate Agents  
Viewings by appointments only.

#### ENVIRONS

Ilkley is nestled amidst some of the region's most breathtaking countryside, with the River Wharfe and rugged moors offering an abundance of opportunities for outdoor enthusiasts. Whether it's invigorating walks, thrilling mountain biking, or scenic road cycling, the natural surroundings provide the perfect setting for a wide range of rural pursuits.

#### SERVICES

We are advised that the property has mains gas, mains water, mains drainage.

#### LOCAL AUTHORITY

Leeds City Council

#### TENURE

## 30 NORWOOD AVENUE







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### ADDITIONAL INFORMATION

**Local Authority** – Leeds City Council

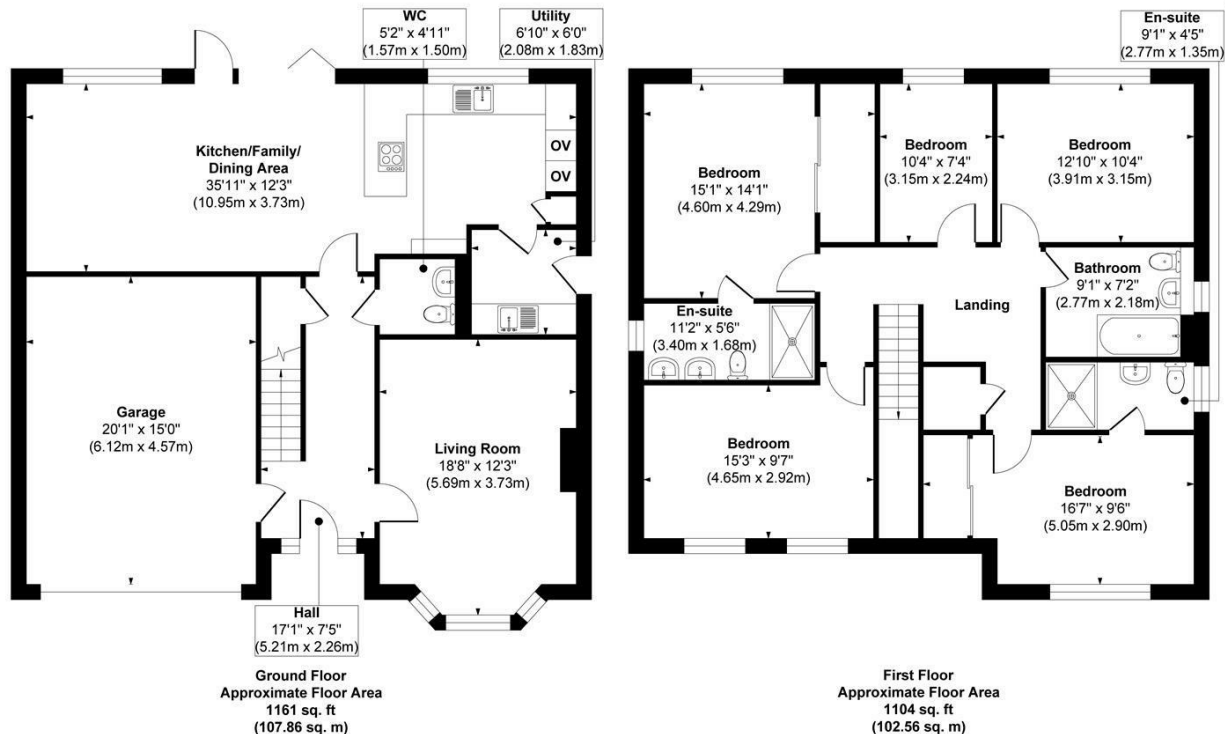
**Council Tax** – Band G

**Viewings** – By Appointment Only

**Floor Area** – 2265.00 sq ft

**Tenure** – Freehold





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.  
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| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | 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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