



11 Garth Grove, Menston
Ilkley

In Excess of **£375,000**



11 Garth Grove

Menston, Ilkley

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Sought-after cul-de-sac location in Menston
- Beautifully renovated throughout
- Spacious sitting room with feature log-burning stove.
- Bright dining area opening onto the rear garden.
- Contemporary kitchen with excellent storage, workspace and integrated appliances
- Three bedrooms plus versatile home office option.
- Driveway parking with gated side garden access.
- Enclosed corner garden with patio, lawn and garden room.
- Close to amenities, schools and rail links.
- Council Tax: C ; EPC Rating: C





GARDEN

DRIVEWAY

DRIVEWAY

2 Parking Spaces





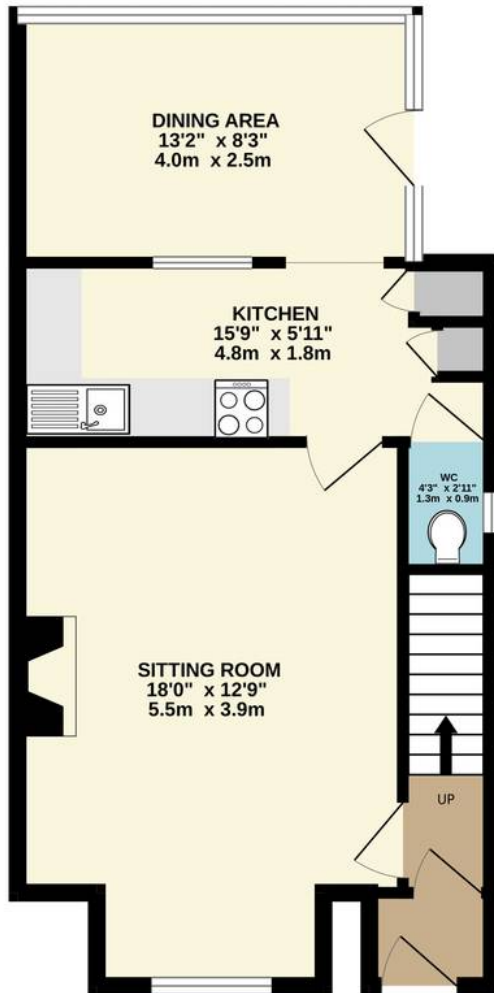




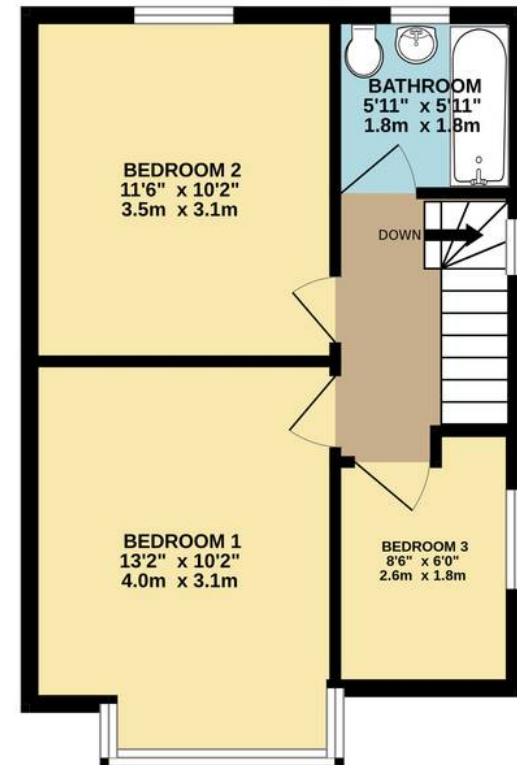




GROUND FLOOR
557 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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