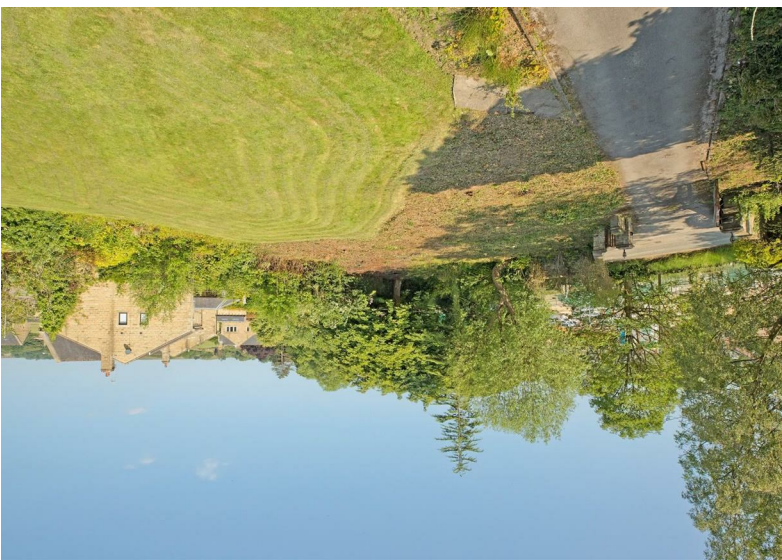


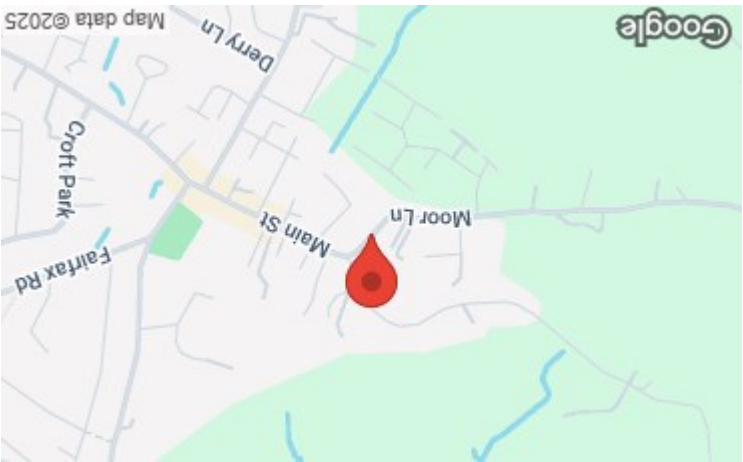
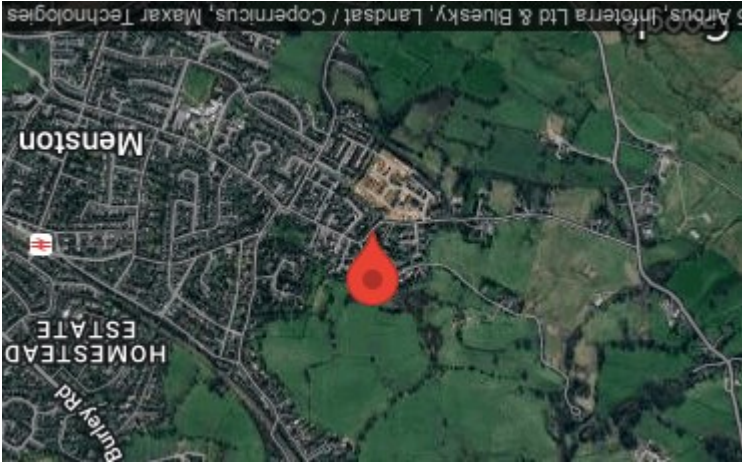


**Willow Brook Moor Lane, Menston, LS29 6AP**

**£300,000**

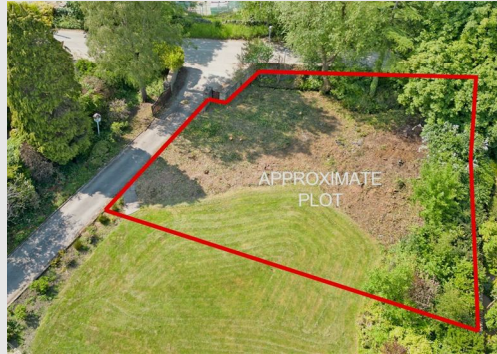


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



# Willow Brook Moor Lane, Menston, LS29 6AP

## £300,000





- Land With Planning Permission For Three Bedroom Detached Property
- Opportunity To Build A Spacious Contemporary Home To Suit Your Own Style
- Highly Regarded Central Menston Location
- Close to Village Centre, Train Station And Schools
- Bespoke Architect Designed, Contemporary, Open-Plan Living Throughout
- Master Bedroom With En-Suite

### 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 2002/91/EC  |