



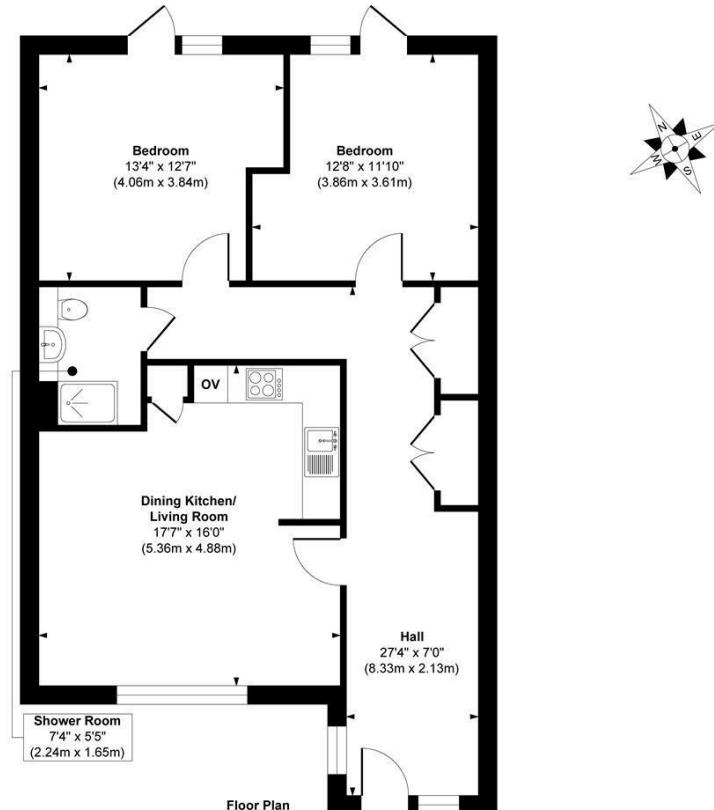
## 1 ADEL MANOR GARDENS LEEDS, LS16 7FP

£395,000  
LEASEHOLD

Over 55's Only. Tucked away in a quiet, desirable development, this charming two-bedroom bungalow offers a blend of modern style and comfort. With spacious rooms, high-quality finishes, and a private garden, it's an ideal home for those seeking easy living close to local amenities. Offered chain-free for a smooth and swift move.

MONROE

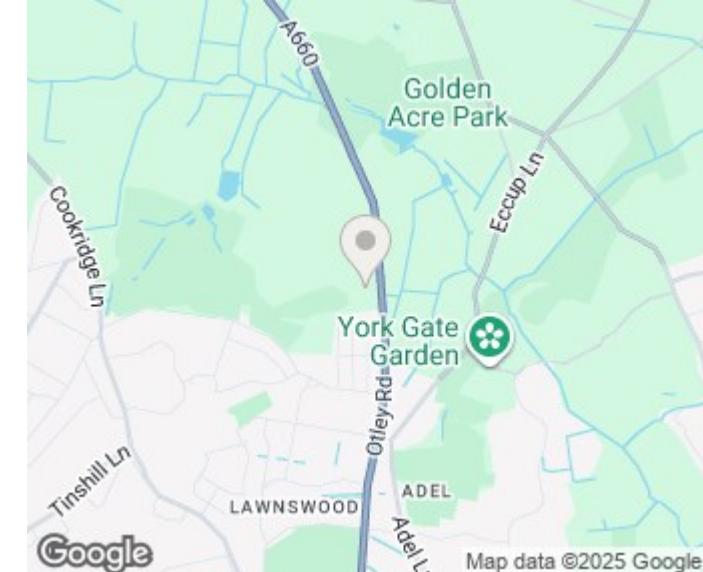
SELLERS OF THE FINEST HOMES



**Approx. Gross Internal Floor Area 822 sq. ft / 76.36 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	95
(81-91)	B	83
(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

Alwoodley Sales  
716 King Lane Alwoodley  
Leeds  
West Yorkshire  
LS17 7BA

0113 870 4443  
hello@monroeestateagents.com  
www.monroeestateagents.com

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