



1 ADEL MANOR GARDENS

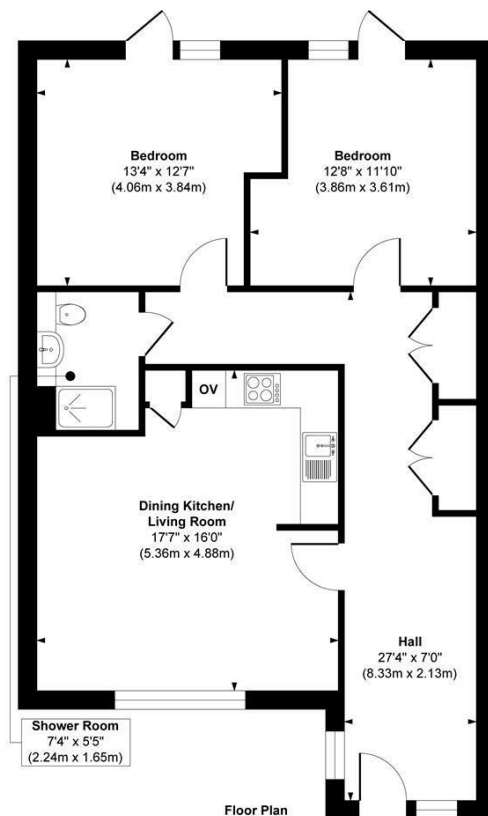
LEEDS, LS16 7FP

£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

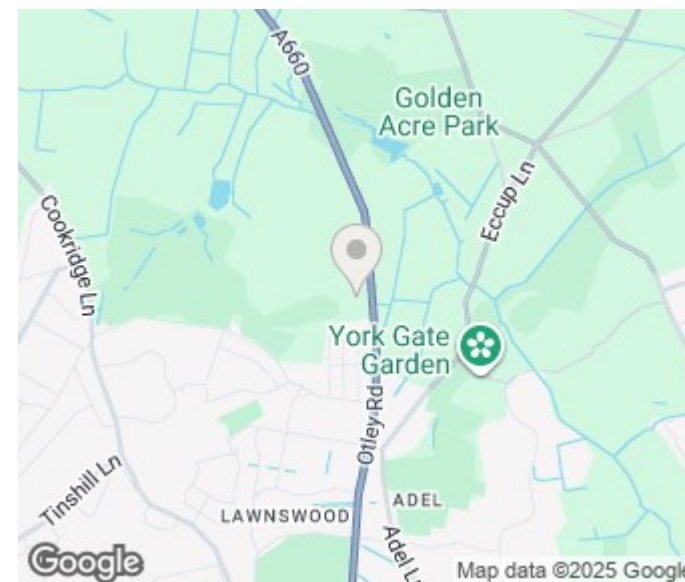
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Approx. Gross Internal Floor Area 822 sq. ft / 76.36 sq. m

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

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