



## 9 GLEDHOW AVENUE

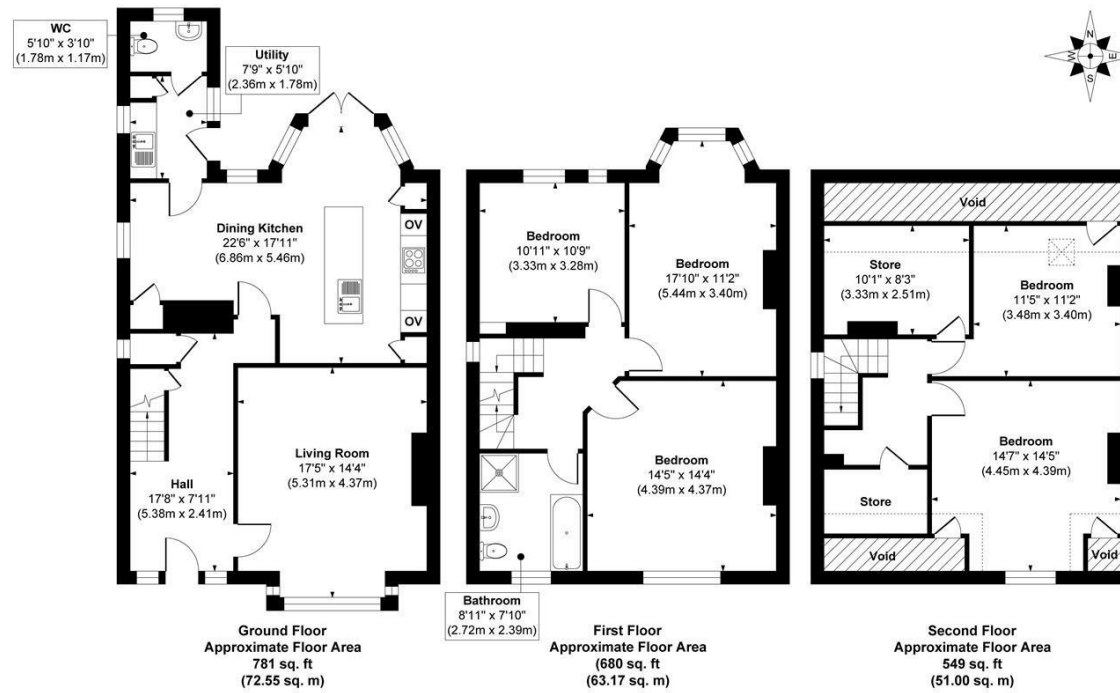
LEEDS, LS8 1NU

£695,000  
FREEHOLD

Welcome to 9 Gledhow Avenue, a gorgeously presented five-bedroom 1930's home. Located in the vibrant heart of Roundhay, this suburb of North Leeds is rich in amenities, offering scenic leafy surroundings, an exceptional school catchment, top-class golf courses, and an array of fabulous restaurants and bars.

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Approx. Gross Internal Floor Area 2010 sq. ft / 186.72 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		
(81-91) B		
(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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