



## 1 RYDER GARDENS

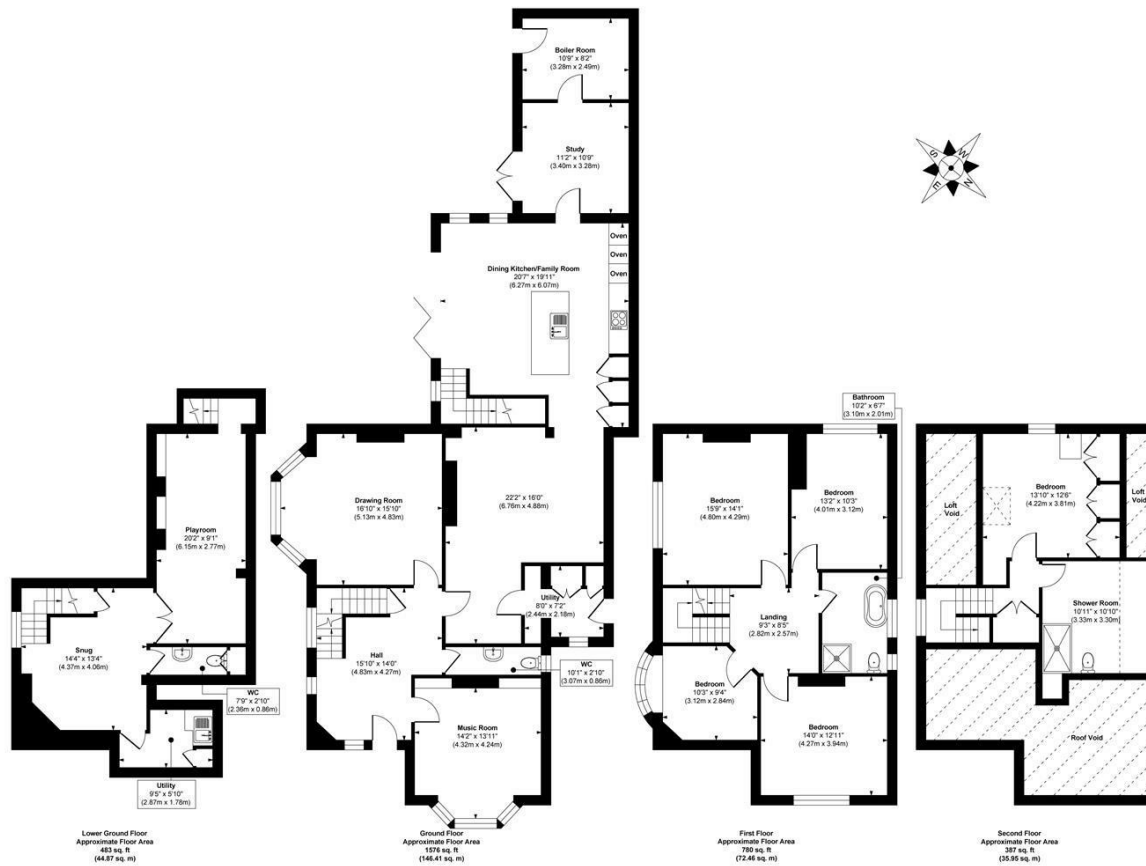
LEEDS, LS8 1JS

£1,395,000  
FREEHOLD

Rarely does such a stunning home in Roundhay become available. 1 Ryder Gardens is a remarkable property with ample space and grounds, situated in a private location. Come and discover this hidden gem.

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**Approx. Gross Internal Floor Area 3226 sq. ft / 299.69 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	<b>69</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	

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 Office Sales  
1-3 The Avenue  
Alwoodley  
Leeds  
West Yorkshire  
LS17 7BD

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

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