



19 SECRET GARDEN

LEEDS, LS9 8FB

£450,000
LEASEHOLD

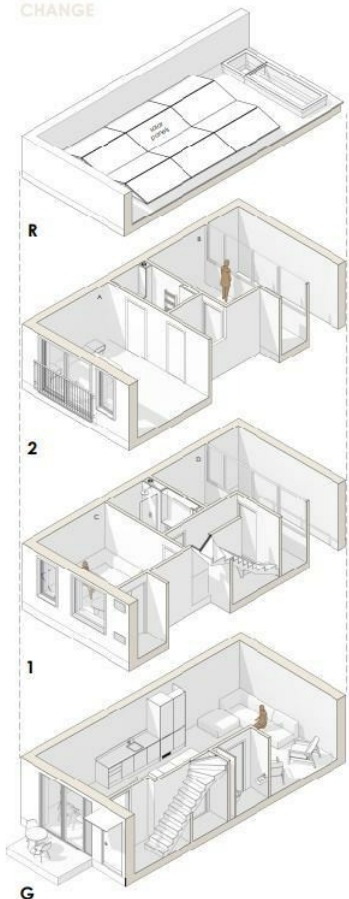
Secret Garden is a pioneering riverside development designed for modern, sustainable living. Created by Citu in partnership with White Arkitekter, the Scandinavian-inspired homes prioritise low-impact design, energy efficiency, and regenerative principles, offering residents a lifestyle that is both environmentally conscious and beautifully contemporary.

Set within a calm urban sanctuary, the development demonstrates how thoughtful architecture and sustainability can work in harmony. Secret Garden has been widely recognised for its environmental leadership, earning Best Sustainable Development at the Sunday Times British Homes Awards (2019), alongside a Housing Design Award (2020) and Yorkshire Residential Property Award for Best Residential Development (2021).

MONROE

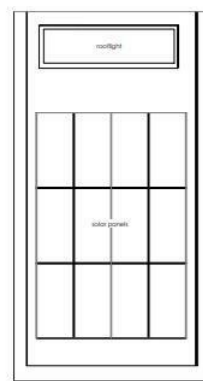
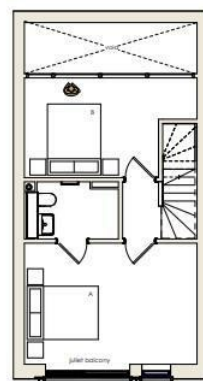
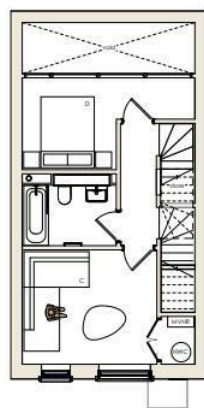
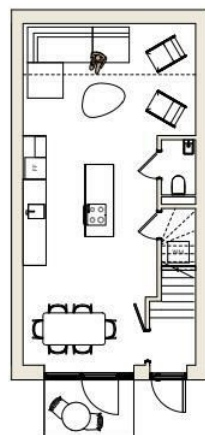
SELLERS OF THE FINEST HOMES

SUBJECT TO
CHANGE



FRONT 1:50

SECTION 1:50



INFORMATION

Property type: terrace house

Total area: 1321 sq ft.
Ground floor living space: 9.6m x 3.7m
A: Primary bedroom: 4.8m x 3.4m
B: Multifunction room: 3.7m x 2.5m
C: Multifunction room: 3.2m x 3.7m
D: Multifunction room: 2.7m x 2.5m

Number of bedrooms: up to 4
Number of bathrooms: 2½

Heating: electric

Hot water: air source heat pump (ASHP)

Ventilation: mechanical + heat recovery (MVR)

Floor finishes:

Ground Floor - Timber

Bathrooms - Tile

Upper Floors - Carpet

Predicted energy usage per annum: 4,900 kWh

Avg. 4 bed home usage per annum: 21,000 kWh

Source: epc.org.uk/energy-guidance/energy-usage/2020

RIVERHOUSE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	87	
(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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