



Solar Avenue
Leeds, LS9

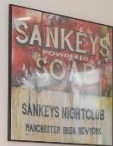
ZENKO
Properties

FOR SALE

£449,950

A FOUR BEDROOM TOWN HOUSE WITH PRIVATE ROOF TERRACE AND
ALLOCATED CAR PARKING AT THE AWARD-WINNING CLIMATE INNOVATION
DISTRICT







MONKEYS
POWDERED
SOAP
MONKEYS NIGHTCLUB
ESTER IBIZA NEWYORK









Four-bedroom town house

4

Bedrooms

2

Bathrooms

1206

SQ FT



ABOUT

A four-bedroom, two-bathroom town house positioned on Solar Avenue, forming part of the Climate Innovation District. Located on the banks of the river Aire many of the city's amenities are within easy walking distance including the General Infirmary (40mins), the Law Courts (37 mins), the Railway Station (28 mins), Wellington Place (39 mins), Northern Ballet (19 mins), West Yorkshire Play House (21 mins), the bus station (21 mins) and the main shopping areas of Trinity (24 mins) and Victoria Gate (23 mins) are close by. Onsite there is Piglove Brewery and taproom and additionally, Leeds Dock (10 mins) over the river features a Tesco Metro, restaurants, cafes, bars, and car parking. (All walking times are quoted from Google maps)

FOUR BEDROOMS

APPROX. 1206 SQ. FT. EXCLUDING ROOF TERRACE

TWO BATHROOMS

DECKED TERRACE TO REAR

420 SQ. FT. PRIVATE ROOF TERRACE

COUNCIL TAX BAND: E

ALLOCATED SECURE CAR PARKING

EPC: B

HUGE OPEN PLAN KITCHEN/DINING/
LIVING AREA WITH JULIETTE BALCONY

SHARE OF COMMUNITY INTEREST COMPANY



ABOUT.. continued

The Climate Innovation District is an award winning, community led development focused around open, green space, positioned next to the river. The scheme built by Citu consists of houses and apartments with some of the houses having private roof terraces. Each property shares the freehold through the tenant's membership of the Community Interest Company. This is a non-profit organisation that owns and controls the development. All the money it generates stays within the development, and every household has a vote on its investment decisions. Membership is a mandatory one-off bond payment of £3,500 (The equivalent of buying a share of the freehold) and is refundable should you sell in the future.

We are advised that the service charge is approx. £1400 P.A
Length of lease 999 years

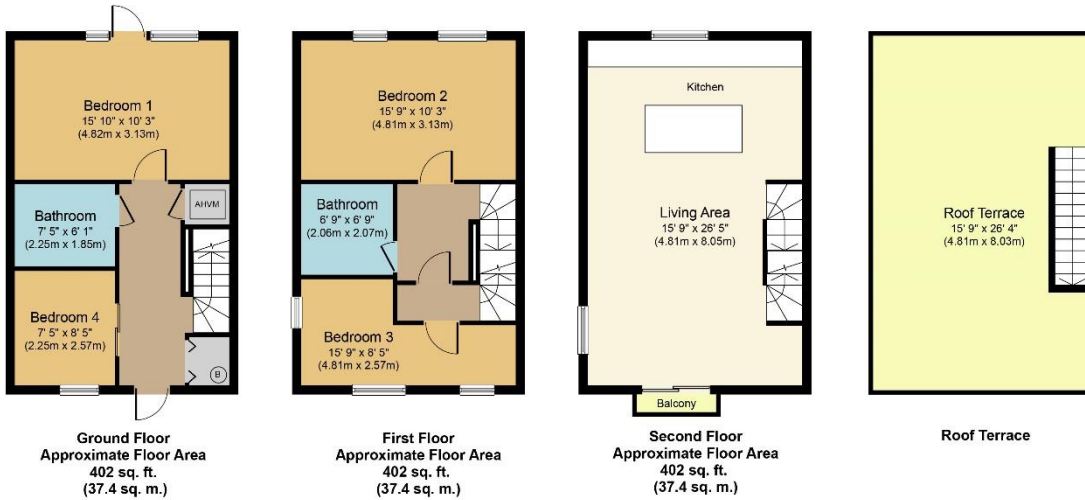








Floorplan



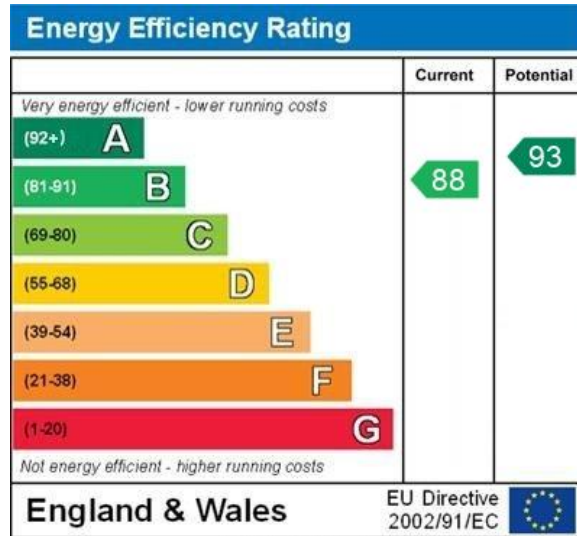
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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EPC



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Lease information

999
Years

Lease length

£1400
P.A

Service charge

£3500
One off

Management Co
Membership



For more information or to arrange a viewing contact
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