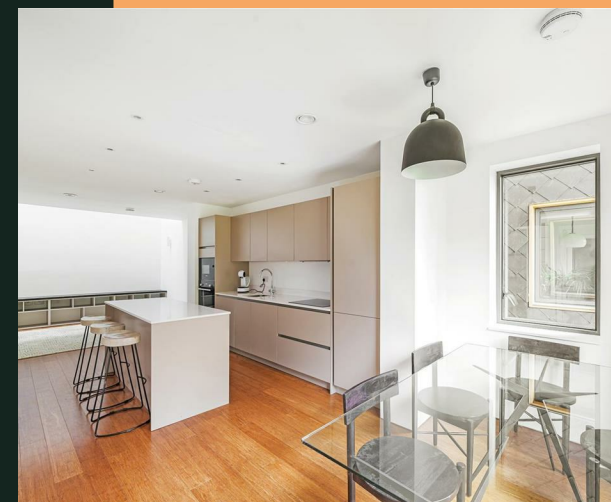



Secret Garden, LS9



PROPERTY ADDRESS
3 Secret Garden
Climate Innovation
District
Leeds
LS9 8FB

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		87	91
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

- Extremely sought after City Centre location
- Four bedrooms, two bathrooms and W/C
- Overlooking the River Aire
- Perfect example of modern day living
- Ultra-efficient design saves energy and means low CO2 emissions

The Climate Innovation District represents a pioneering new approach to house building in the UK. Use of the latest sustainable technologies, such as off-site timber frame construction, MVHR systems for recycling heat, air-tight membranes and more, allowed CITU to create homes that will be powered by 100% renewable energy, drastically reducing the carbon footprints of the residents.

Your open plan kitchen living room opens out onto your patio, which is an ideal place for BBQs or just relaxing in the quiet seclusion of the Secret Garden. You enter into a hallway space, and then into the open plan dining area and kitchen (3.45 meters x 6.41 meters). The huge, almost floor to ceiling windows and glass patio door provides spectacular views across the green landscaping to the river beyond and lets in a wonderful amount of natural light thanks to the south facing aspect. The kitchen comes fitted with Silestone worktops, Blanco mixer tap with long reach spout, Blanco Supra stainless-steel sink, 5600W Blanco induction hob, Bosch stainless steel hot air oven, Bosch 800W microwaves, Bosch dishwasher and Bosch fridge freezer. An integrated kitchen island with matching Silestone worktop

The living area beyond (4.8 meters x 3.1 meters) sits underneath the triple height void space and skylight, creating a stunning feature and bathing the space in natural light from above. Also on the ground floor is the downstairs WC and utility room. This utility room houses the MVHR system which filters all incoming air, improving air quality, and provides additional storage space. The ground floor open plan kitchen, living and dining area comes with oak flooring

On the first floor the property features two spacious bedrooms and the house bathroom. Bedroom 1 (4.82 meters x 2.35 meters) is lit from above via the light well and skylight. Bedroom 2 (4.8w meters x 3.19 meters) has excellent views of the river from its large, south facing windows. Its generous size means ample space for wardrobes/desks etc. The house bathroom is tiled in porcelain tiles and features a Vessini shower bath with chrome shower controls, toughened glass shower screen

On the second floor you'll find the large master bedroom (4.82m x 3.19m) with Ensuite bathroom with shower (2.6 meters x 1.38 meters). This large bedroom boasts stunning views across the river and features a Juliet balcony. A further double bedroom at the back (4.82 meters x 2.73 meters) provides yet more space, and could be alternatively be utilised as a large home office. All bedrooms come with ultra-soft carpets

A small utility room houses the homes hot water cylinder, which provides hot water for baths and showers.

The roof of this property has a green roof which enhances biodiversity and solar panels.

An airtight thermal envelope locks in heat and a Mechanical Ventilation Heat Recovery (MVHR) system brings in a constant flow of fresh air whilst retaining heat given off by people and appliances, meaning for most of the year your Citu Home won't need any heating at all. This way of building is so effective that gas boilers are no longer required, instead small electric radiators will be able to provide all the heat your home needs. This will save over four tonnes of CO2 per year on average, all while you enjoy a nice warm



Your Text Here



home. The Citu Home is designed to make it easy to live sustainably, letting you lower your carbon footprint without having to compromise

Smart Home technology built-in as standard on these homes lets you control and monitor your heating from your phone and manage your energy consumption 24/7. Home and Away switch' feature lets you save energy by turning off unnecessary appliances whilst you're out and about.

Leasehold details:

Ground Rent - £0 per annum | Service Charge - £1651.08 | 985 lease years remaining

Council Tax Band - E