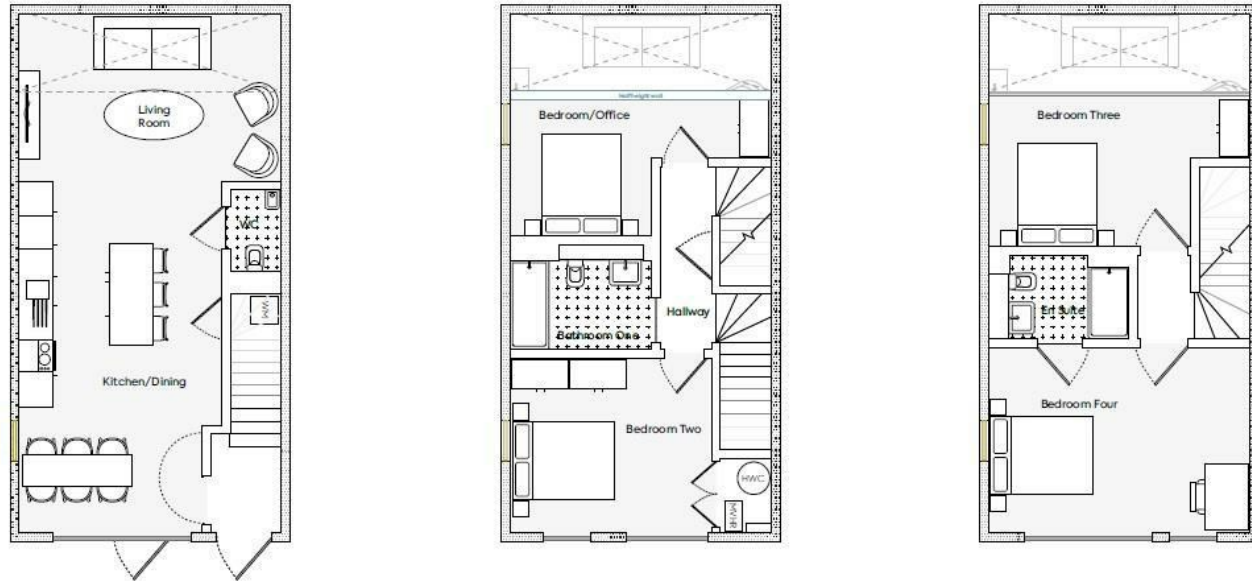


Wild Gardens, LS9



PROPERTY ADDRESS
6 Wild Gardens
Leeds
LS9 8FB

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

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- Panoramic skyline views of Leeds
- Riverside location
- Flexible spaces with opportunity for an office or walk in wardrobe
- Double storey light well
- Undercroft parking available

Beautifully designed, giving luxurious and contemporary living, in this unique riverside position.

Climate Innovation District has an abundance of green spaces and is just a short walk to Leeds City Centre and other local amenities:

Leeds Dock: 6 minutes' walk. North Star Coffee and Bakery, Canary Bar, Aagrah Indian Restaurant, Pizza Express, Tesco Express

Leeds Railway Station: 22 minutes' walk Trains to almost everywhere

Pig Love Bar: 30 seconds' walk. On-site weekend bar serving their own delicious brews

There are four good sized double bedrooms and a stunning open plan kitchen and living area. The bright and airy spaces are carefully designed to flood natural light into the property and combined with super-efficient integrated appliances creates a welcoming yet functional and flexible space (with opportunity for an office or walk in wardrobe).

High levels of insulation, triple glazed windows and Mechanical Ventilation Heat Recovery (MVHR) are just some of the features which lower the heating demand in winter and keep the property cool during the summer. Wild Garden has unparalleled efficiency and makes it easy for occupiers to live sustainably and with a lower carbon footprint.

Parking available for additional £120 per month.

Super fast broadband £42 per month.



Your Text Here

