
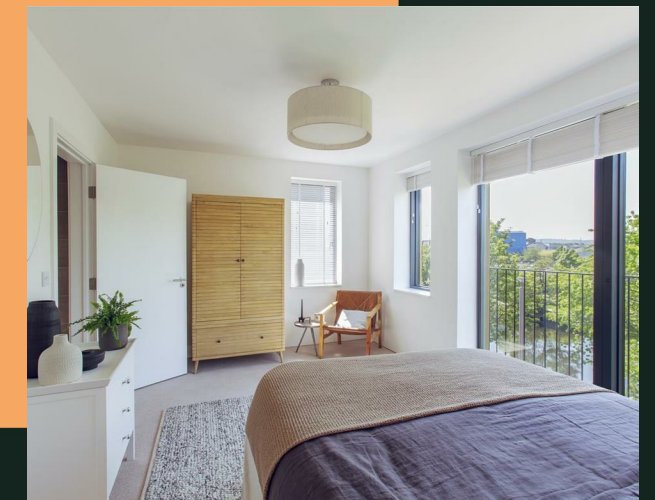
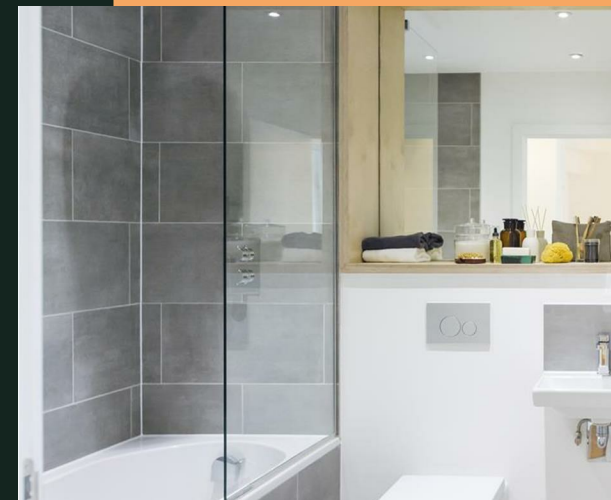


Secret Garden, LS9

PROPERTY ADDRESS
11 Secret Garden
Leeds
LS9 8FB

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		87	92
(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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- Four double Bedrooms
- Riverside location
- Triple Glazed
- Two Bathrooms & one WC
- Available from September

Vision Properties are delighted to offer for rent this spacious four bedroom home at the award winning Climate Innovation District. The property has plenty of space for family and guests at 1,321 square feet situated over three floors and briefly comprises; Open plan ground floor living space, downstairs WC, four bedrooms, house bathroom and en-suite. One of the many stunning features in this home is a triple height void space to a large skylight, flooding all floors of the property with natural light.

Property Detail:
Ground Floor: Living Space; situated to the rear of the ground floor, there is a spacious living area sitting under the bottom of the triple height void space flooding the ground floor with light
Kitchen/Dining space; At the front of the ground floor are large patio doors offering a south west aspect. Perfect for entertaining, the open plan space benefits from an island as well as space for a large dining table.
WC; Well appointed downstairs toilet

First Floor: Bedroom 2; A bright double bedroom with a sunny aspect and views onto the River Aire
Bedroom 1; An excellent room for a variety of uses - ideal as either a bedroom or study space this room has a nearly full wall of windows looking into the void space
House Bathroom; Finished to an excellent standard, this house bathroom comes with a bath, overhead shower, toilet and sink. It also boasts a large recessed mirror with stylish wood surround

Second Floor: Bedroom 4; the stunning master bedroom of the property - this has a Juliet Balcony looking out over the landscaped gardens of Climate Innovation District and the River Aire. Complete with en-suite bathroom this is a sunny and light bedroom, perfect for a cup of coffee in bed on a morning.
Bedroom 3; A further double bedroom offering plenty of light through the window wall into the void.

Outside: the house has a private patio space which is ideal for al-fresco dining overlooking the River Aire. The property leads onto the communal areas of the Secret Garden which is for use by all residents. Landscaped gardens lead down to riverside decking, perfect for watching the world



Your Text Here



go by!

Rent: £2500
 Holding Deposit: £576.92
 Deposit: £2884.61

Available from September, pending acceptable referencing

The photographs shown in listing are representative of this property, but not all will reflect this exact property. Viewing is highly recommended.