

# Solar Avenue, LS9

PROPERTY ADDRESS  
17 Solar Avenue  
Leeds  
LS9 8FU

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



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- Landlord will contribute to broadband
- Available now
- Large private roof terrace
- Parking space included
- Riverside location

The spacious townhouse is spread over three floors and has an impressive open plan kitchen, dining and living area, four double bedrooms and two bathrooms. 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. The property has unparalleled efficiency and makes it easy for occupiers to live sustainably and with a lower carbon footprint.

Smart Home technology allows you to control and monitor your heating from your phone and manage your energy consumption 24/7. The 'Home and Away' switch feature lets you save energy by turning off unnecessary appliances whilst you're out and about.

The brand new townhouse is offered furnished or unfurnished.

The property has excellent views from its own private roof terrace which is perfect for entertaining and watching the world go by. Residents benefit from the communal landscaped gardens of the pioneering Climate Innovation District. It's in an excellent location, with Leeds Dock, Brewery Wharf, the Calls and city centre within easy walking distance.

Available immediately subject to acceptable referencing.

Super fast broadband around £39.99 per month.

\*The landlord will credit the first month's rent with a contribution to broadband for the duration of a 12 month



tenancy\*.

Parking included in the rent.

Rent: £1,650 per calendar month  
Holding deposit: £380.76  
Deposit: £1,903.84

Please note the property isn't available for groups/house shares.

Photos are of a similar property.