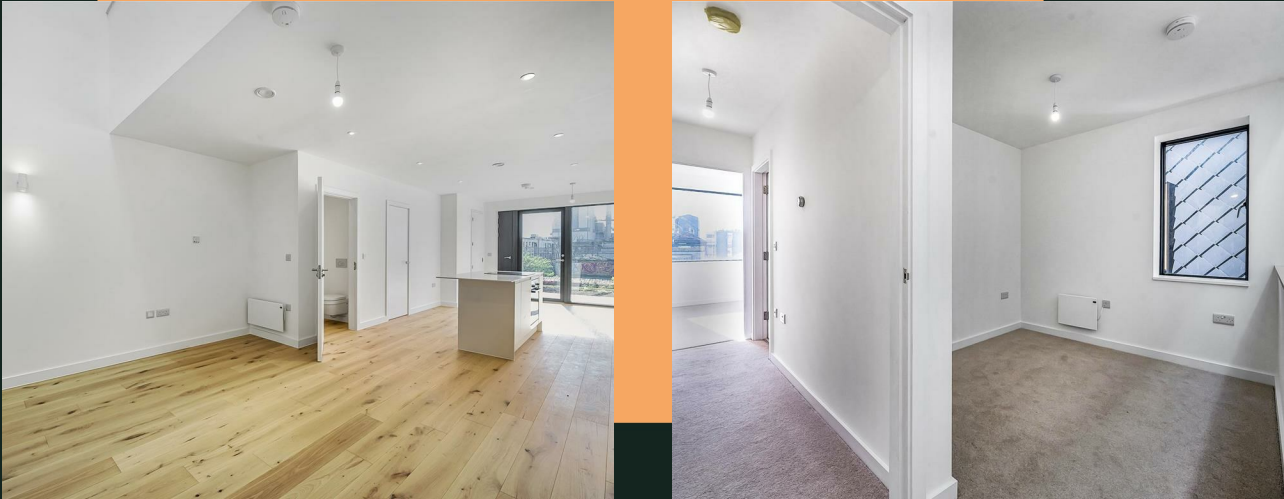



Wild Garden, LS9



PROPERTY ADDRESS
26 Wild Garden
Leeds
LS9 8FA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	89	90
(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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- Available now
- Riverside location
- High levels of insulation
- Stunning views
- Undercroft parking included

This energy efficient three storey townhouse is available furnished or unfurnished. 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.

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 property is river facing and has excellent views and boasts its own patio area 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.

A secure underground allocated parking space is included.

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.



Available immediately subject to acceptable referencing.

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

Please note that this property is not available to groups of sharers.