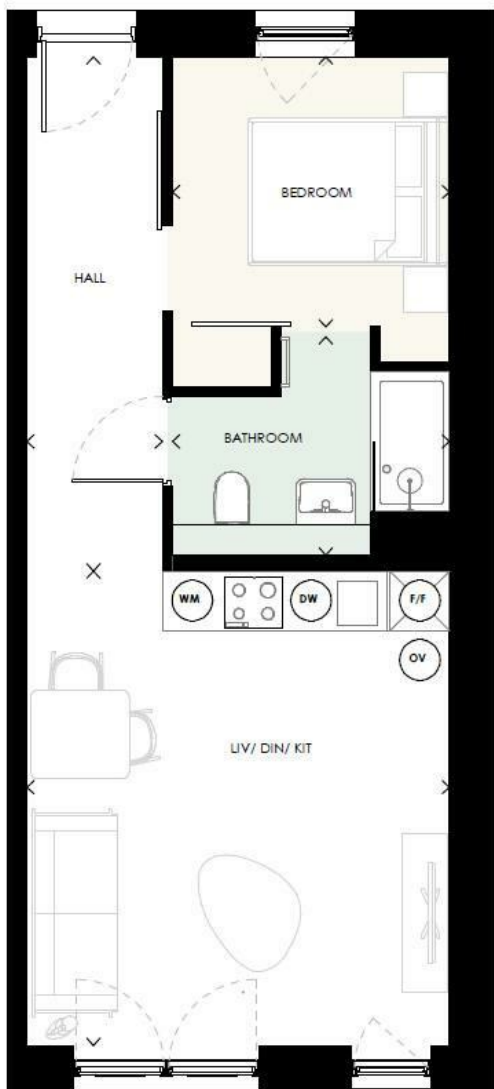


# Happy Walk, LS9



PROPERTY ADDRESS  
50 Aire Lofts Happy  
Walk  
Leeds  
LS9 8FX

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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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estate agency  
differently.

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- Riverside location
- Available now
- Stunning views
- South-west facing Juliet balconies
- Super-efficient integrated appliances

This spacious furnished apartment has south-west facing Juliet balconies, exposed services and concrete floors, giving luxurious and contemporary living, with an industrial aesthetic. The bright and airy dual-aspect open-plan design floods natural light into the property and combined with super-efficient integrated appliances and Corian kitchen worktops, creates a welcoming yet functional space. In addition to a good sized bedroom with cleverly designed integrated storage, there is a stylish ensuite.

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. Aire Lofts has unparalleled efficiency and makes it easy for occupiers to live sustainably and with a lower carbon footprint.

It's in an excellent location, with Leeds Dock, Brewery Wharf, the Calls and city centre within easy walking distance.

Super fast broadband around £39.99 per month.

The apartment is available now subject to acceptable referencing.

Parking available for additional cost.

Rent: £975 per calendar month  
Deposit: £1,125  
Holding deposit: £225

Please note that the photos are representative of this type of property and may not be of the actual apartment.



Your Text Here

