


Solar Avenue, LS9

PROPERTY ADDRESS
21 Solar Avenue
Leeds
LS9 8FU

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A	90	91	
(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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- Brand new
- Parking space included
- Large private roof terrace
- Riverside location
- Available now

The spacious townhouse is spread over three floors and has an impressive open plan kitchen, dining and living area, two bathrooms, two double bedrooms plus two additional rooms which could be used as a home office or to suit the occupiers' requirements. 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.

The property would be ideal for two professional sharers. Please note it isn't available to three or more sharers.

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 unfurnished or £1,675 furnished per calendar month
Holding deposit: £380.76 unfurnished or £386.53 furnished



Deposit: £1,523.07 unfurnished or £1,546.15 furnished

The photo of the roof terrace has been staged using CGI images for illustrative purposes.