

Clarence Road, LS10



PROPERTY ADDRESS
53 Clarence Road
Leeds
LS10 1FS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A	89	
(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	

Call Us
01132440251

Email Us
leeds@vision-properties.co.uk

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estate agency
differently.

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- Available now
- Brand new townhouse
- Two ensuites
- Parking available
- Offered furnished or unfurnished

Vision Properties are delighted to offer the first chance to rent at this fantastic brand new two bedroom townhouse in the award winning Climate Innovation District.

The bright and airy newbuild property is spread over three floors and has a spacious open plan kitchen, dining and living area on the ground floor with energy efficient integrated appliances and patio doors leading to a decked area at the front. There is also a useful storage cupboard and downstairs WC. On the upper floors, there are two large double bedrooms each with an impressive ensuite bathroom.

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 townhouse 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' feature lets you save energy by turning off unnecessary appliances whilst you're out and about.

It's in an excellent location, with Leeds Dock, Brewery Wharf, the Calls and city centre all within easy walking distance. Residents have access to the lovely communal landscaped gardens of the Climate Innovation District and can also benefit from on-site amenities and community activities.

The property is offered furnished or unfurnished.

Available immediately subject to acceptable referencing.

Parking available nearby at an extra cost.

Super fast broadband around £39.99 per month.

Rent: £1,395 unfurnished or £1,450 furnished per calendar month
Deposit: £1,287.69 unfurnished or £1,338.46 furnished
Holding deposit: £321.92 unfurnished or £334.61 furnished



2 bedroom House - Townhouse £1,395 PCM



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