

South Bank Walk, LS9

PROPERTY ADDRESS
23 South Bank Walk
Leeds
LS9 8FU

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	85
(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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- Total cost of first month £3,500 (rent & deposit)
- Riverside location
- Available now
- Ideal for two professional sharers or family
- Pet friendly

The spacious townhouse is spread over three floors and has an impressive open plan kitchen, dining and living area, two bathrooms, three double bedrooms plus an additional reception room 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. There is a decked patio area at the rear - perfect for the warm weather.

The property would be ideal for two professional sharers or a family. 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 lights whilst you're out and about.

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.

Rent: £1,750 per calendar month
Holding deposit: £403.84
Deposit: £1,750



Your Text Here



Broadband and electricity at the development are supplied by the utility company instructed by the Community Interest Company. There is no option to change this to another provider due to the billing of on-site energy production. Broadband is approximately £40 per month.

Please note that the photos are representative of this type of property. CGIs have been used in the photos and floorplan for illustrative purposes only.