

Hidden Gardens, LS5



PROPERTY ADDRESS
17 Hidden Gardens
Leeds
LS5 3FD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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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- *First month's rent half price*
- Brand new apartment
- Canalside
- Parking space available
- Woodland setting

We're pleased to offer the first chance to rent at this fantastic canalside apartment at Hidden Gardens.

The brand new property is offered unfurnished, or furnished for an extra cost. It has exposed services and concrete floors, giving luxurious and contemporary living, with an industrial aesthetic. The bright and airy open-plan design floods natural light into the property and creates a welcoming yet functional space. The high-spec kitchen benefits from super-efficient integrated appliances. In addition to two good sized bedrooms with cleverly designed integrated storage, there is a stylish 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 property has unparalleled efficiency and makes it easy for occupiers to live sustainably and with a lower carbon footprint.

Please note that CGIs have been used in the photos. There is no lift in the building.

Ställ is in an excellent location on the canal and surrounded by woodland. It's within easy walking distance of local amenities including Kirkstall Bridge retail park and Headingley train station. Leeds city centre can be reached on foot or bike along the canal plus there are regular bus services.

Please check the available from date with the agent. Available subject to acceptable referencing.

A parking space is included.

First month's rent half price.

Unfurnished:
Rent: £1,300 per calendar month



Holding deposit: £300
Deposit: £1,500

Furnished:
Rent: £1,400 per calendar month
Holding deposit: £323.07
Deposit: £1,615.38

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.