

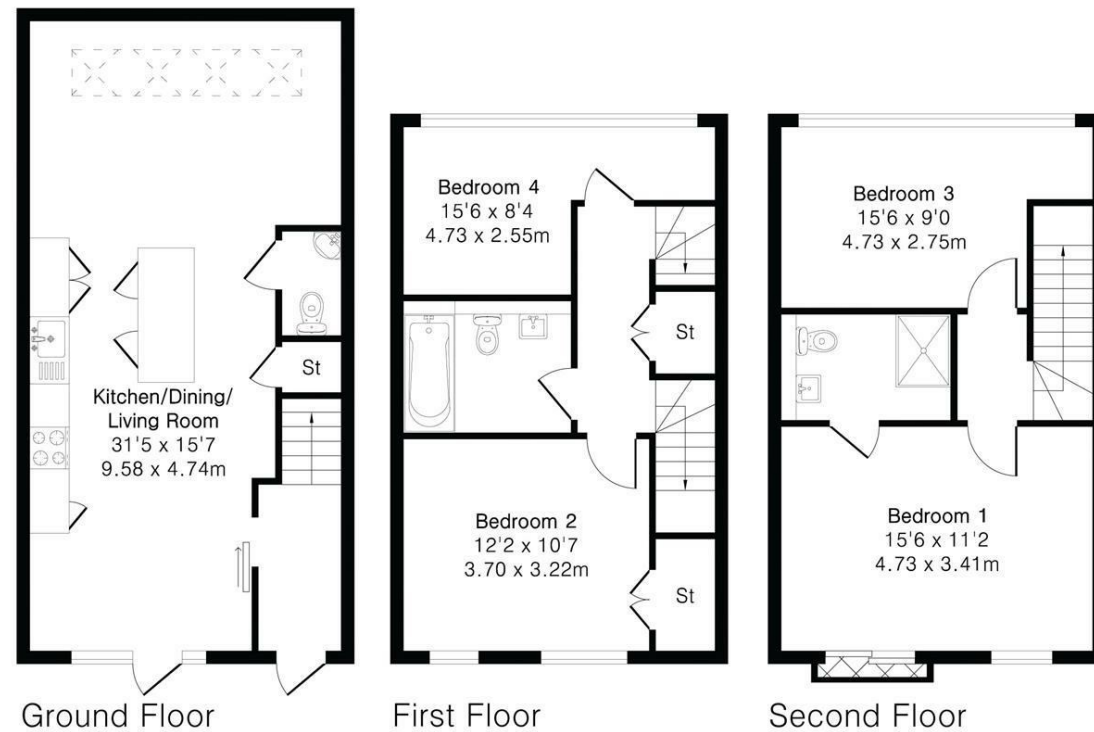
Wild Garden, LS9

Approximate Gross Internal Area 1303 sq ft - 121 sq m

Ground Floor Area 489 sq ft – 45 sq m

First Floor Area 407 sq ft – 38 sq m

Second Floor Area 407 sq ft – 38 sq m



PROPERTY ADDRESS

14 Wild Garden
Climate Innovation
District
Leeds
LS9 8FA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	91	92
(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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- 1x Allocated parking space included
- Four-bedroom modern family home arranged over three floors
- Spacious open-plan kitchen, dining and living space
- Flexible layout with potential for home office or guest accommodation
- Located in the pioneering Climate Innovation District – an award-winning sustainable community in Leeds City Centre

On the ground floor, you'll find a generous open-plan kitchen, dining and living space – the perfect hub of the home. Large windows and patio doors flood the room with natural light and provide direct access to the garden, making it ideal for both entertaining and everyday family life. A handy downstairs WC and storage cupboard complete the ground floor.

The first floor comprises two well-proportioned bedrooms and a stylish family bathroom, while the second floor features the impressive principal bedroom with en-suite, along with a further double bedroom that could alternatively be used as a home office or guest room.

Externally, the property benefits from a private rear garden and allocated parking. The Wild Gardens development is known for its attractive green spaces and family-friendly community feel, all within easy reach of local amenities, schools and excellent transport links.

This is a fantastic opportunity to acquire a modern, energy-efficient family home in a desirable location.

Council Tax Band - E

Leasehold details:

990 years remaining on lease
£0 ground rent annum
£1715 service charge per annum



Your Text Here

