

# Happy Walk, LS9

PROPERTY ADDRESS  
Apartment 70  
District Lofts Happy  
Walk  
Leeds  
LS9 8GB

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 85                      | 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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01132440251

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leeds@vision-properties.co.uk

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estate agency  
differently.

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- \*First month's rent half price\*
- Available now
- Balcony
- Furnished or unfurnished
- Parking space is £120 per month

We're pleased to offer the first chance to rent this fantastic apartment with a large south-west facing balcony and amazing views of Leeds city centre.

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 are two stylish bathrooms.

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. District Lofts has unparalleled efficiency and makes it easy for occupiers to live sustainably and with a lower carbon footprint.

It's in an excellent location, with Leeds Dock, Brewery Wharf, the Calls and city centre within easy walking distance. Residents can benefit from on-site amenities such as Pig Love by the River, and enjoy the beautiful communal landscaped gardens. There are also shared decked areas that overlook the river and are surrounded by greenery - perfect to enjoy in the warm weather.

Available immediately subject to acceptable referencing.

Property comes with one parking space at a cost of £120 per month.

\*First month's rent half price\*.

Unfurnished:  
Rent: £1,530 per calendar month  
Parking: £120 per month  
Holding deposit: £353.07  
Deposit: £1,765.38

Furnished:  
Rent: £1,630 per calendar month  
Parking: £120 per month  
Holding deposit: £376.15



Deposit: £1,880.76

CGIs have been used in some external photos for illustrative purposes only.

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.