

Spring Walk, LS10



CITU

PROPERTY ADDRESS
21 Spring Walk
Leeds
LS10 1GU

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	84
(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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- Brand new Citu home
- River-facing
- Stunning views
- Private terrace
- Parking space available to purchase

The flagship sustainable neighbourhood by award-winning developer Citu offers the perfect blend of peaceful riverside urban living.

The brand new house is set over three floors and has an impressive open-plan kitchen, dining and living area on the ground floor plus a downstairs WC. There are two double bedrooms and a bathroom on the first floor, with a further bedroom on the top floor with ensuite and Juliet balcony. The house also benefits from a versatile multifunctional space on the top floor – perfect for a home office – which leads to a private sun terrace, ideal for relaxing and entertaining. 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.

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.

Residents also benefit from the communal landscaped gardens and riverside decked areas of the Climate Innovation District plus there are independent on-site amenities including Pig Love by the River and Greens Grocers. It's in an excellent location, with Leeds Dock, Brewery Wharf, the Calls and city centre all within easy walking distance.

Please note that the floorplan represents a typical layout of this house design. It may not be shown to scale. Plot specifications, internal and external finishes, dimensions and differences to plots are dependent upon stage of build. Computer generated images are indicative only and can be subject to change. Variations to the external design and



landscaping may occur.

Parking space available to purchase for an additional £25,000.

Estate charge applicable – please ask the team for further information.

Incentives are available – Stamp Duty and legal fees paid by the developer (subject to T&Cs).