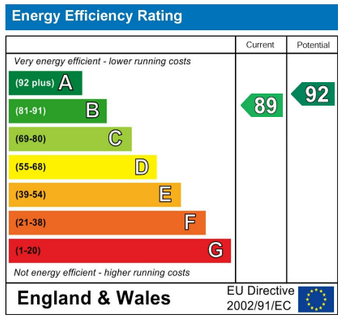
PROPERTY ADDRESS
38 Hidden Gardens
Leeds
LS5 3FD



Call Us
01132440251

Email Us
leeds@vision-properties.co.uk

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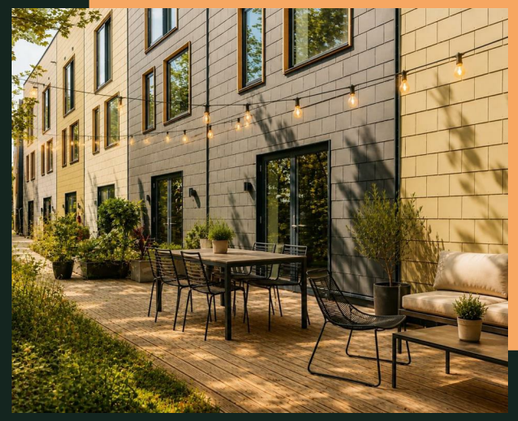
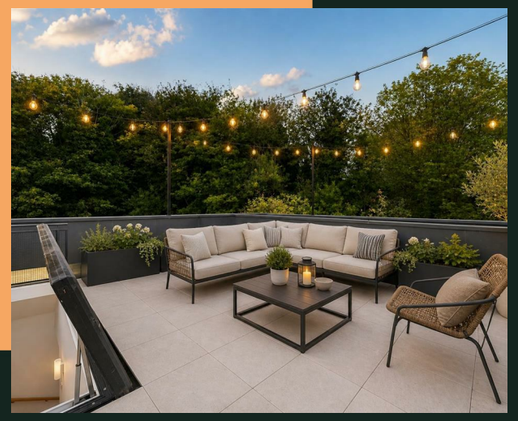
Hidden Gardens, LS5





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- Brand new Citu home
- Tranquil canal-side location
- Large private roof terrace
- Decking overlooking the canal
- Air source heat pump

Nestled amidst a mature tree-lined setting, this canal-side neighbourhood by award-winning developer Citu, provides a calm retreat from urban life giving a sense of living in a country environment. With a commitment to sustainability and thoughtful design, Ställ represents the perfect fusion of modern living and environmental consciousness.

The canal house is set over four floors and has an impressive open-plan kitchen, dining and living area on the ground floor with high spec integrated appliances and sleek concrete flooring. There is a separate downstairs WC off the living area. The dual aspect living space benefits from floor-to-ceiling windows to the front and patio doors at the rear, leading to a fantastic decked area directly overlooking the canal – ideal for relaxing and enjoying the waterfront view.

On the first floor there are two good-sized double bedrooms and a contemporary bathroom with stylish fixtures and fittings. There are two further bedrooms on the second floor (one with an ensuite), with the option of the fourth bedroom being used as a home study, cinema room or an additional lounge.

The bright and airy spaces are carefully designed to flood natural light into the property, creating 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 house has unparalleled efficiency and makes it easy for occupiers to live sustainably and with a lower carbon footprint.

The property has its own private full-length roof terrace which is perfect for entertaining and taking in the beauty of the surrounding natural landscape.

Ställ is in an excellent location within easy walking distance of an abundance of local amenities including Kirkstall Bridge retail park, Headingley train station and Kirkstall Abbey. There are a range of independent and chain shops, bars and restaurants in the immediate vicinity such as the award-winning Kirkstall Bridge Inn, Melodie 71, Boots, Morrisons, and Pure Gym. Leeds city centre can be reached easily on foot or bike along the canal, plus there are frequent bus services on the doorstep.

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

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.

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