



Secret Gardens
LS9

ZENKO
CITY LIVING

FOR SALE

£475,000

A SPACIOUS TOWNHOUSE WITH FOUR DOUBLE BEDROOMS
AND SECURE ALLOCATED CAR PARKING.











RETREAT

RETREAT

THE CALM









4

Bedrooms

2

Bathrooms

1300

Sq. Ft.



ABOUT

A four-bedroom, two-bathroom townhouse positioned on Secret Gardens, forming part of the Climate Innovation District. Located on the banks of the river Aire many of the city's amenities are within easy walking distance including the General Infirmary (40mins), the Law Courts (37 mins), the Railway Station (28 mins), Wellington Place (39 mins), Northern Ballet (19 mins), West Yorkshire Play House (21 mins), the bus station (21 mins) and the main shopping areas of Trinity (24 mins) and Victoria Gate (23 mins) are close by. Onsite there is Piglove Brewery and taproom and additionally, Leeds Dock (5 mins) features a Tesco Metro, restaurants, cafes, bars, and car parking. (All walking times are quoted from Google maps)

ENERGY-EFFICIENT ECO HOME

FOUR BEDROOMS, TWO BATHROOM PLUS WC

RIVERSIDE FRONTING WITH SHARED GREENSPACES

ONSITE AMENITIES AND CLOSE TO LEEDS DOCK

ALLOCATED SECURE CAR PARKING

LEASEHOLD

SOUTH FACING

EPC: B

DECKED TERRACE TO THE FRONT

COUNCIL TAX BAND: E



ABOUT.. continued

The Climate Innovation District is an award winning, community led development focused around open, green space, positioned next to the river.

We are advised that the service charge is approx. £2200 P.A

Length of lease 999 years from 2018

Each property shares the freehold through the tenant's membership of the Community Interest Company.



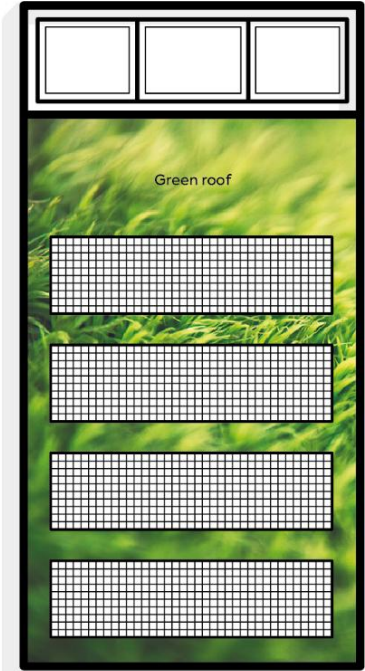
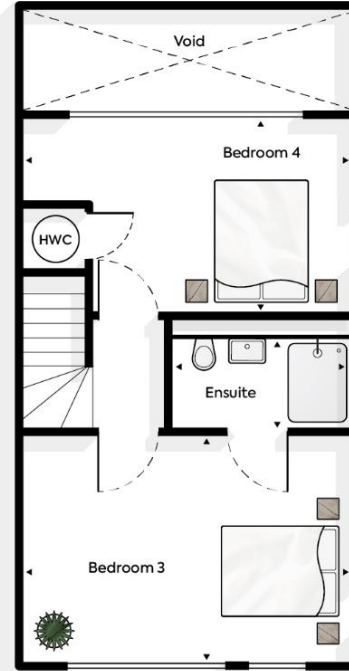
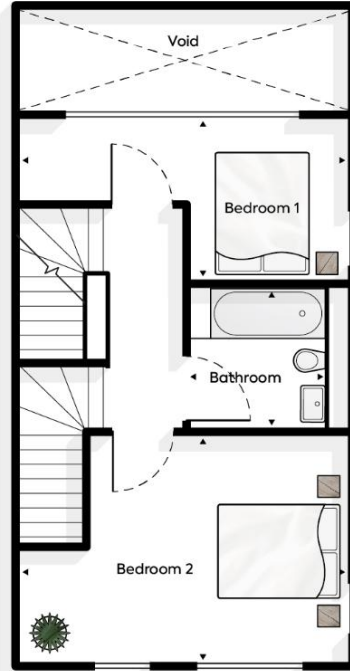
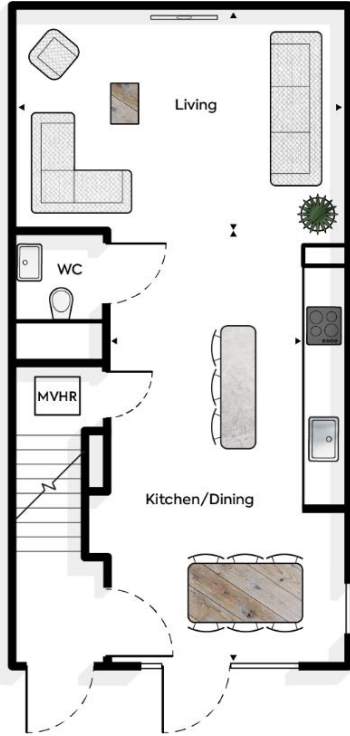








Floorplan



EPC

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	89 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

www.harpsurveyors.co.uk



Lease information

999 from
2018

Lease length

£2200
P.A

Service charge

£0
P.A

Ground rent



For more information or to arrange a viewing contact
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