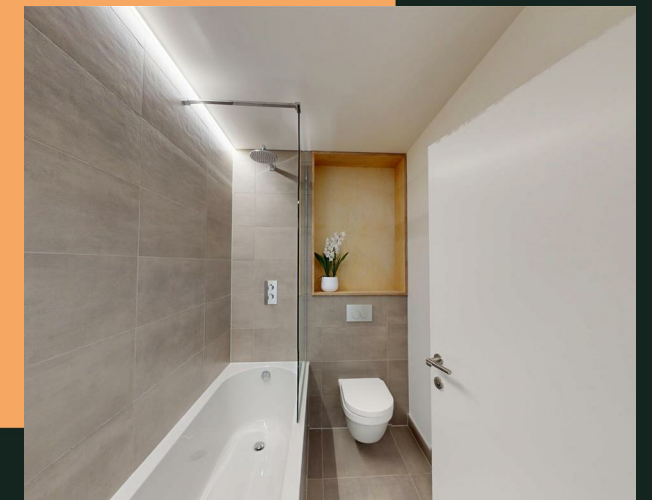


South Bank Walk, LS10

PROPERTY ADDRESS
25 South Bank Walk
Leeds
LS10 1GT

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		83	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



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- Total cost of first month: £3,590 (rent & deposit)
- Riverside location
- Dual aspect kitchen, living, dining area
- Balcony
- Decked patio area at the rear

The spacious townhouse comes furnished and is spread over three floors. It has an impressive open plan kitchen, dining and living area, two bathrooms, three double bedrooms plus an additional reception room which could be used as a home office or to suit the occupiers' requirements. 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.

There is a balcony off the living space on the top floor plus there is a decked patio area at the rear which is perfect for the warm weather.

The property would be ideal for two professional sharers or a family. Please note it isn't available to three or more sharers.

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. Smart Home technology allows you to control and monitor your heating from your phone and manage your energy consumption 24/7.

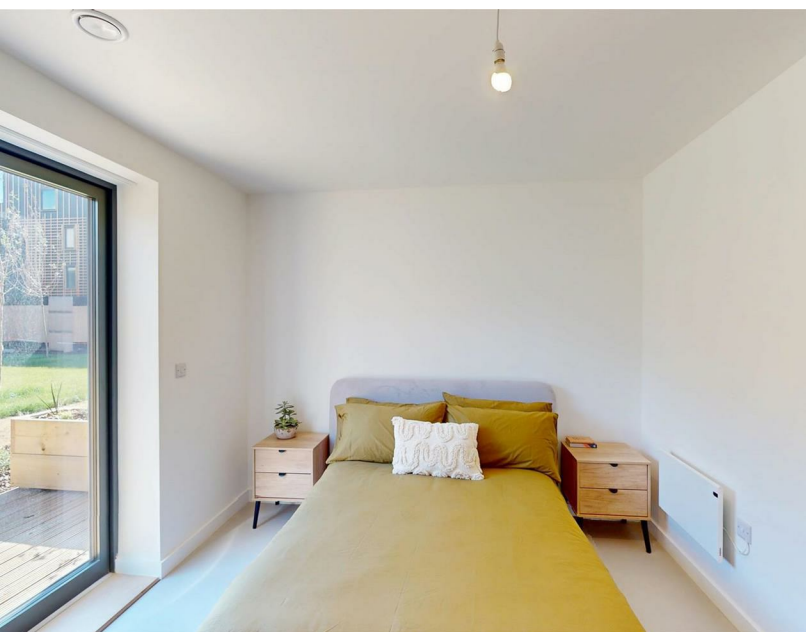
Residents benefit from the communal landscaped gardens of the pioneering Climate Innovation District. It's in an excellent location, with Leeds Dock, Brewery Wharf, the Calls and city centre within easy walking distance.

Available from 12th August subject to acceptable referencing.

Rent: £1,795 per calendar month
Holding deposit: £414.23



Your Text Here



Deposit: £1,795

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.

Please note that the furniture may differ from the photos and virtual tour. The floorplan is of a similar property.