

Secret Garden, LS9

PROPERTY ADDRESS
5A Secret Garden
Leeds
LS9 8FB

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	91
(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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- Total cost of first month: £3,990 (rent & deposit)
- Riverside setting
- Stunning views
- Furnished
- High levels of insulation

This spacious property comes furnished and is set over three floors. It briefly comprises of an open plan ground floor kitchen, dining and living space, downstairs WC, two large bedrooms, house bathroom and ensuite. There are two additional rooms ideal as either a home office, media room, extra bedroom or to suit the occupiers' requirements. One of the many stunning features in this home is a triple height void space to a large skylight, flooding all floors of the property with natural light.

The townhouse is set within the highly sought after Secret Garden and has lovely views over the landscaped gardens of the Climate Innovation District and the River Aire. The property has its own patio space which is ideal for al-fresco dining overlooking the river. Residents benefit from access to the communal landscaped gardens and decking areas, perfect for watching nature and the world go by!

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.

It's in an excellent location with Leeds Dock, Brewery Wharf, the Calls and city centre all within easy walking distance.

Available now, subject to acceptable referencing.

Rent: £1,995 per calendar month
Holding deposit: £460.38
Deposit: £1,995

Please note the property isn't available for groups/house sharers.

The photographs shown in the listing are representative of



Your Text Here



this type of property, but not all will reflect this exact property. Some CGIs used for illustration. Viewing is highly recommended.

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.