

Solar Avenue
LS9

ZENKO
CITY LIVING

FOR SALE

£394,950

A FOUR-BEDROOM END TERRACE TOWNHOUSE WITH PRIVATE ROOF TERRACE AND SECURE UNDERGROUND CAR PARKING SPACE.


Miller
Route 66


HANGOVER




Miller


CGI ENHANCED IMAGE




CGI ENHANCED IMAGE



4

Bedrooms

2

Bathrooms

1248

Sq. Ft.

ABOUT

A four-bedroom, two-bathroom end of terrace townhouse positioned on Solar Avenue, 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 (10 mins) over the river features a gym, Tesco Metro, restaurants, cafes, bars, and car parking.
(All walking times are quoted from Google maps)

FOUR BEDROOMS AND TWO BATHROOMS

APPROX. 420 SQUARE FOOT PRIVATE ROOF TERRACE

ALLOCATED SECURE UNDERGROUND PARKING SPACE

HUGE OPEN PLAN KITCHEN/DINING/ LIVING AREA WITH JULIETTE BALCONY

DECKED TERRACE TO GROUND FLOOR REAR

FAUX WOOD VENETIAN BLINDS THROUGHOUT

BESPOKE TALL DOUBLE KITCHEN CUPBOARD

ENERGY EFFICIENT ECO-HOME

FITTED WARDROBES TO PRINCIPLE BEDROOM

1240 SQUARE FEET EXCLUDING ROOF TERRACE

EPC: B

COUNCIL TAX BAND: E

KITCHEN ISLAND UNIT

BESPOKE FLOOR TO CEILING FITTED WARDROBES

ABOUT.. continued

The Climate Innovation District is an award winning, community led development focused around open, green space, positioned next to the river.
The scheme built by Citu consists of houses and apartments with some of the houses having private roof terraces.
Each property holds membership of the Community Interest Company. This is a non-profit organisation that owns and controls the development. All the money it generates stays within the development, and every household has a vote on its investment decisions. Membership is a mandatory one-off bond payment of £3,500 and is refundable should you sell in the future.

The property is available with vacant possession with no onward chain.

We are advised that the service charge is approx. £2100 P.A
Length of lease 999 years from 2018
No ground rent

Heating: Electric
Water: Mains connected
Electric supply: Mains connected
Broadband: High speed fibre: 3TL
Mobile signal: No issues
Flood Risk: None
Local Planning Permissions: Climate Innovation District





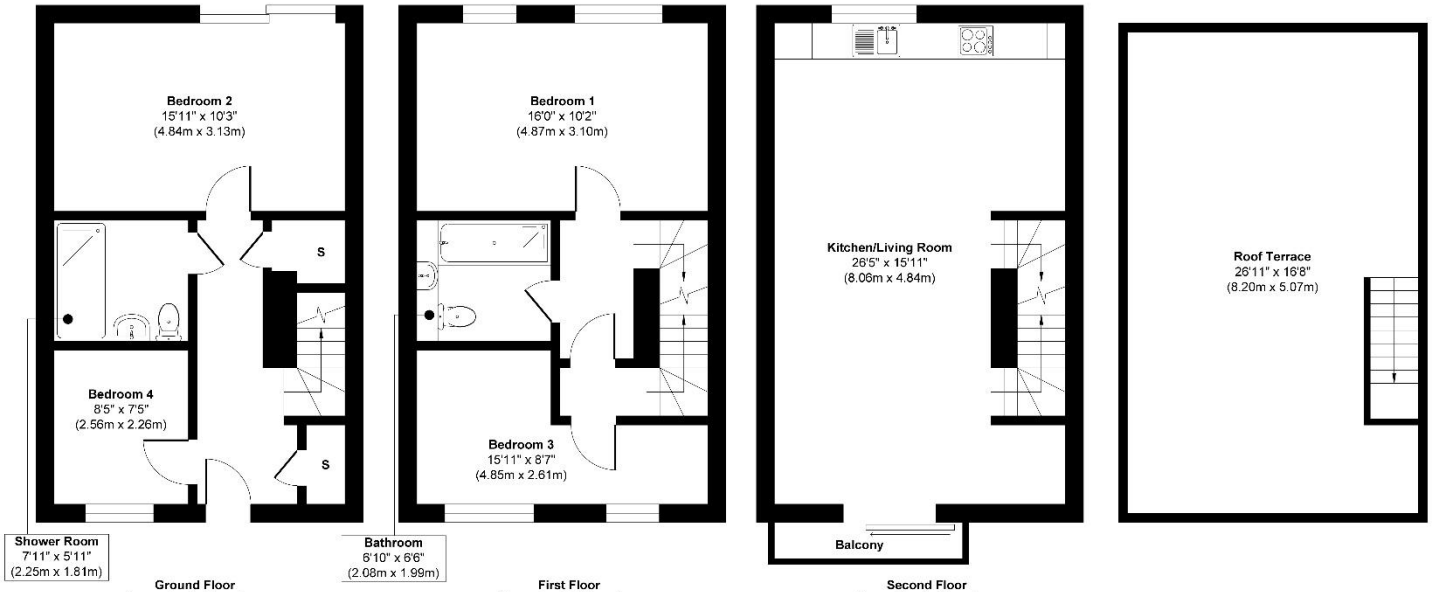








66 Solar Avenue, Leeds LS9 8FF

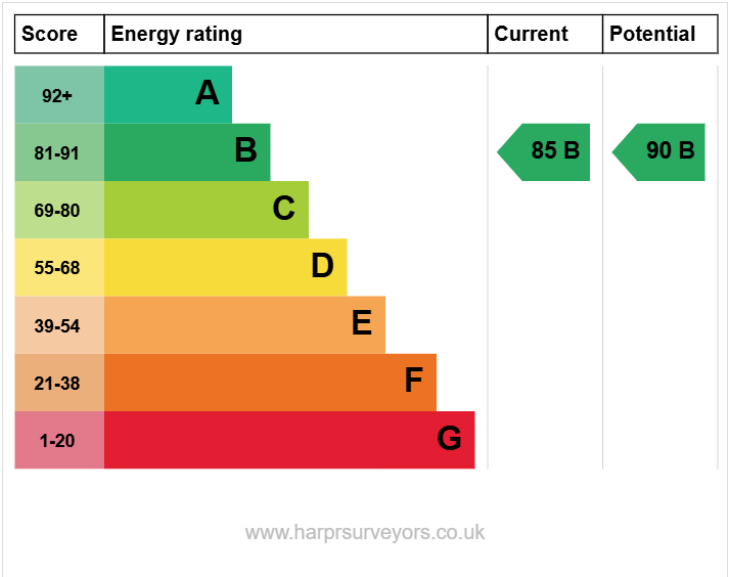


Approx. Gross Internal Floor Area 1248 sq. ft / 116.16 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

EPC


Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
85 B
90 B
www.harprsurveyors.co.uk

Lease information

999 from 2018

Lease length

£2100 P.A

Service charge

£0 P.A

Ground rent

For more information or to arrange a viewing contact

Ian Darley, Zenko Properties

Zenko Properties, Graphical House, 2 Wharf Street Leeds, LS2 7EQ

0113 247 0777

ian@zenkoproperties.co.uk

www.zenkoproperties.co.uk



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