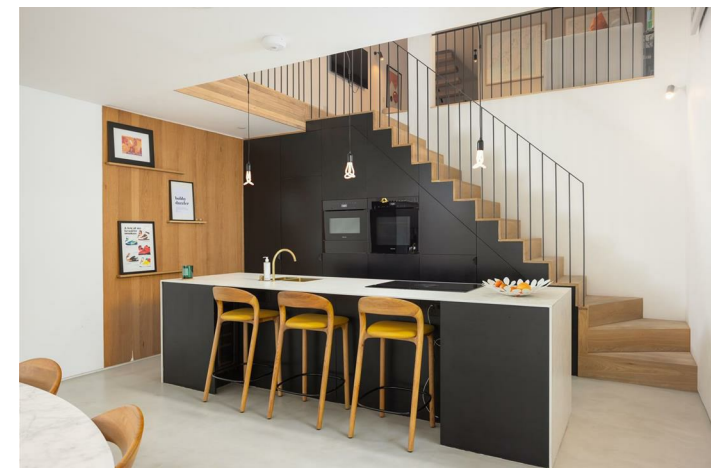




49 SOLAR AVENUE

LEEDS, LS9 8FU

£995,000
FREEHOLD

Solar Avenue is an exceptional townhouse in the Climate Innovation District, offering over 2,800 sq. ft. of beautifully designed, energy-efficient living space across four floors. The property combines a stunning open-plan living, dining and kitchen area with flexible family accommodation, including multiple reception spaces, five bedrooms, a luxurious principal suite, a gym and an impressive family room. Complete with a unique suspended net feature and a private roof terrace overlooking the development, this is a rare opportunity to acquire one of the district's most desirable modern homes.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(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	

Approx. Gross Internal Floor Area 2812 sq. ft / 261.22 sq. m (Excluding Void & Roof Terrace)

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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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