



Solar Avenue
LS9

ZENKO
CITY LIVING

FOR SALE

£429,950

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



Miller's
Brewery Company

SOME GUYS GET LUCKY. SOME GUYS GET HANGOVER.
HANGOVER









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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

ENERGY EFFICIENT ECO-HOME

APPROX. 420 SQUARE FOOT PRIVATE ROOF TERRACE

FITTED WARDROBES TO PRINCIPLE BEDROOM

ALLOCATED SECURE UNDERGROUND PARKING SPACE

1240 SQUARE FEET EXCLUDING ROOF TERRACE

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

EPC: B

DECKED TERRACE TO GROUND FLOOR REAR

COUNCIL TAX BAND: E

FAUX WOOD VENETIAN BLINDS THROUGHOUT

KITCHEN ISLAND UNIT

BESPOKE TALL DOUBLE KITCHEN CUPBOARD

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





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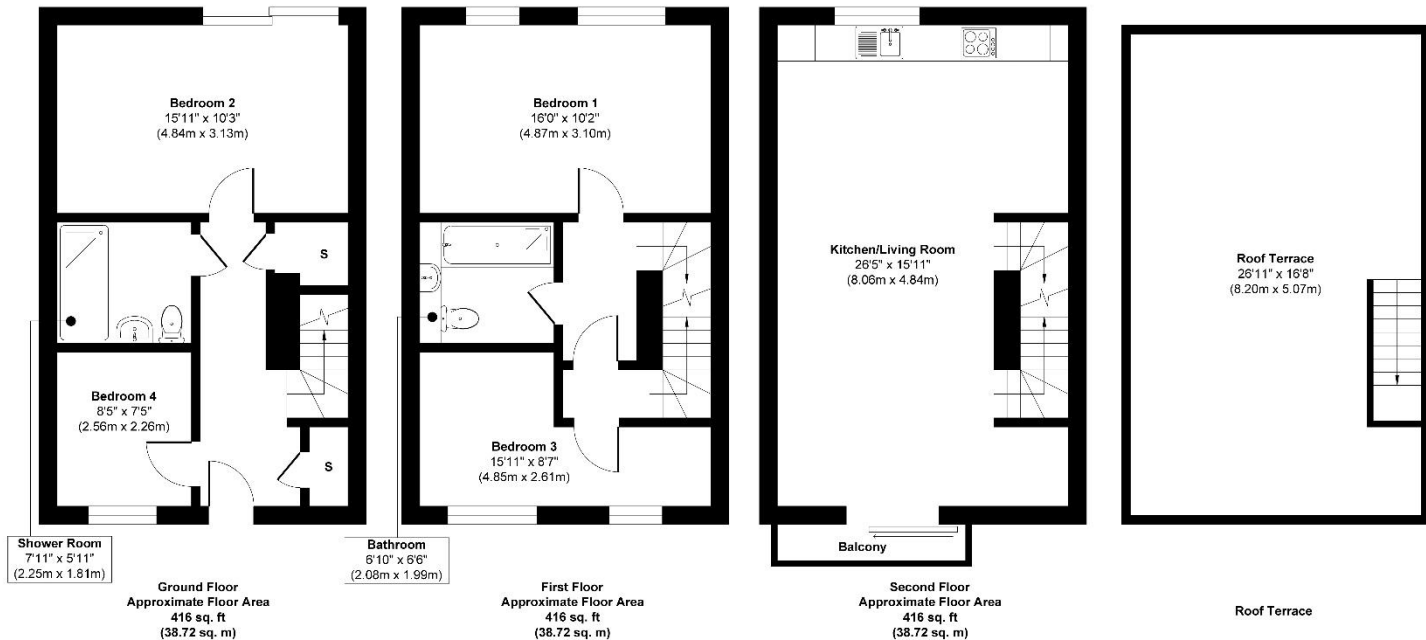


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66 Solar Avenue, Leeds LS9 8FF



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	85 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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