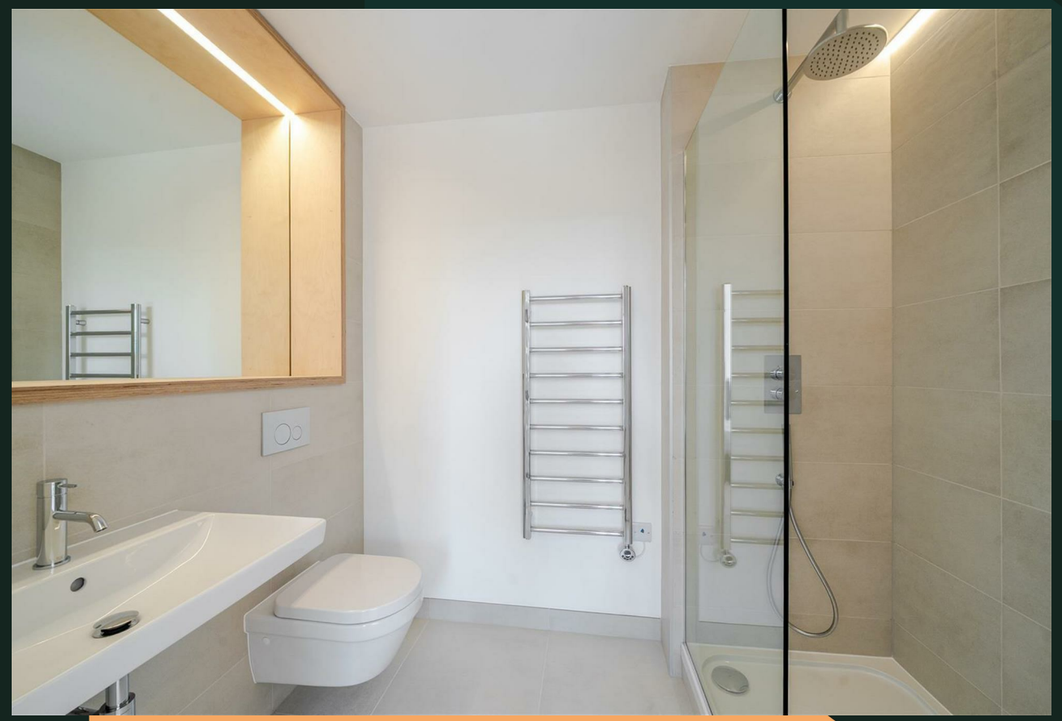
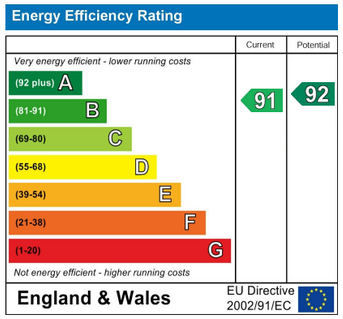
Wild Garden, LS9







PROPERTY ADDRESS
36 Wild Garden
Leeds
LS9 8FA



Call Us
01132440251

Email Us
leeds@vision-properties.co.uk

vision

We look at estate agency differently.

vision

- Total cost of first month: £3,990 (rent & deposit)
- Riverside location
- High levels of insulation
- Stunning views
- Parking space included

This energy efficient three storey townhouse is offered furnished. There are four good sized double bedrooms and a stunning open plan kitchen and living area. 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 (with opportunity for an office or walk in wardrobe).

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. Wild Garden 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. The 'Home and Away' switch feature lets you save energy by turning off lights whilst you're out and about.

The property is river facing and has excellent views, boasting its own patio area which is perfect for entertaining and watching the world go by. 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.

A parking space is included.

Available immediately subject to acceptable referencing.

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

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.

The photos and video are of a similar property at Wild Garden.

Please note that this property is not available to groups of sharers.