

Wild Garden, LS9



PROPERTY ADDRESS
24 Wild Garden
Leeds
LS9 8FA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	90
(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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- Citu home
- River-facing
- Patio area
- Stunning views
- Communal landscaping

The flagship sustainable neighbourhood by award-winning developer Citu offers the perfect blend of peaceful riverside urban living.

The house is set over three floors and has an impressive open-plan kitchen, dining and living area on the ground floor with doors leading to a decked patio area. There is also a handy downstairs WC on the ground floor. On the first floor, there are two well-proportioned bedrooms and a stylish house bathroom. The second floor features the principal bedroom with en-suite along with a further double bedroom that could be used as a home office.

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.

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

Residents also benefit from the communal landscaped gardens and riverside decked areas of the Climate Innovation District plus there are independent on-site amenities including Pig Love by the River and Greens Grocers. It's in an excellent location, with Leeds Dock, Brewery Wharf, the Calls and city centre all within easy walking distance.

Please note that the floorplan represents a typical layout of this house design. It may not be shown to scale. Plot specifications, internal and external finishes, dimensions and differences to plots are dependent upon stage of build. Computer generated images are indicative only and can be subject to change. Variations to the external design and



landscaping may occur.

Parking space available to purchase for an additional £25,000.

Estate charge applicable – please ask the team for further information.

Incentives are available – Stamp Duty and legal fees paid by the developer (subject to T&Cs).