

# Wild Garden, LS9

PROPERTY ADDRESS  
30 Wild Garden  
Leeds  
LS9 8FA

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		90	91
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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- Total cost of first month: £3,790 (rent & deposit)
- Riverside location
- High levels of insulation
- Stunning views
- Parking included

This energy efficient three storey townhouse is unfurnished. 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 property is river facing and has excellent views and boasts 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.

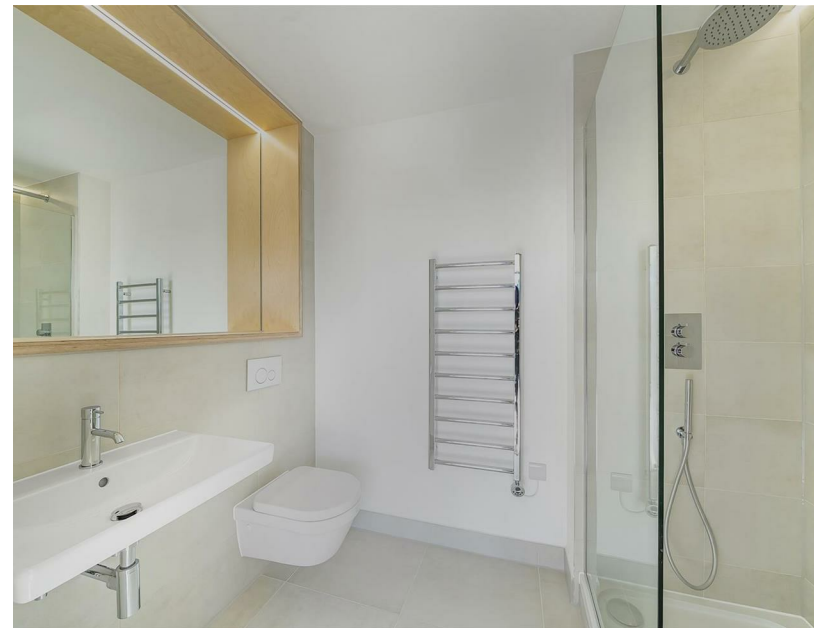
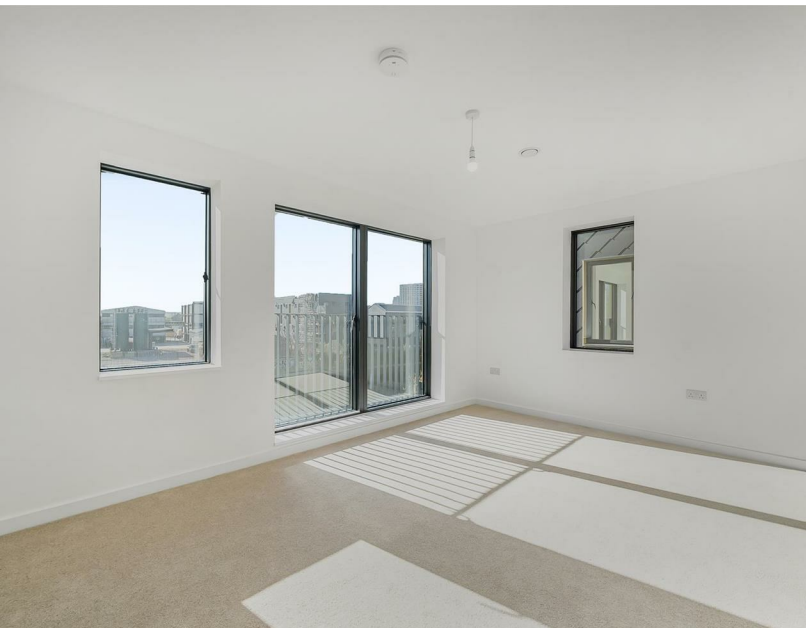
An allocated parking space is included.

Available from 8th June subject to acceptable referencing.

Rent: £1,895 per calendar month  
Deposit: £1,895  
Holding deposit: £437.30

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

Photos are of a similar property in Wild Garden.



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.