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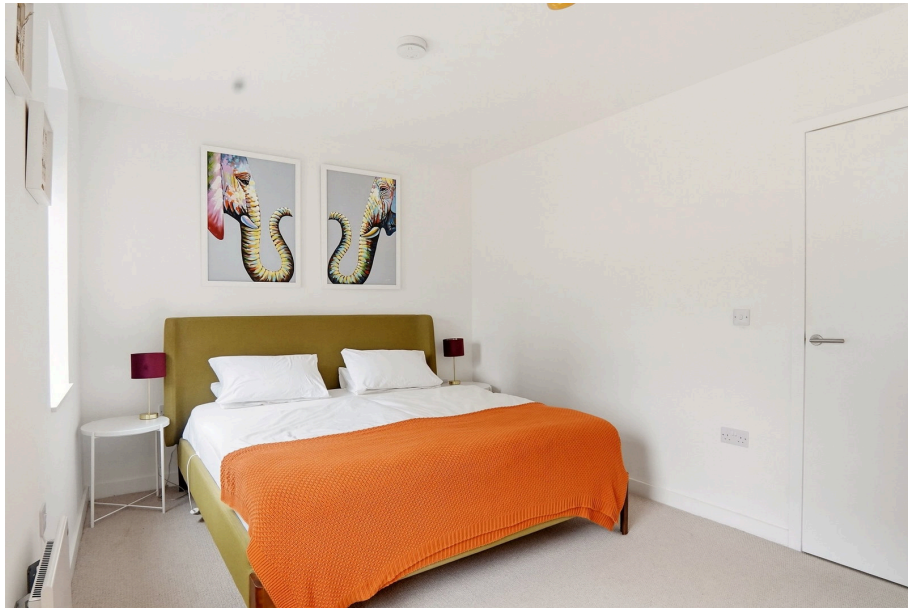
📞 07802 462395

39A Solar Avenue,
Guide Price £450,000

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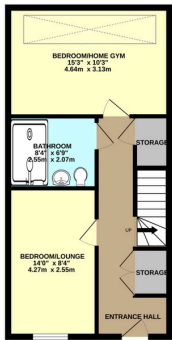
- Chain Free Eco Friendly Living
- Secure Allocated Parking Space & EV Charger
- Private Roof Terrace With Panoramic River Views
- Upgraded Kitchen Including Additional Larder Units
- Four Bed, Two Bath
- Ref JF19585
- Additional Secure Storage Unit In Car Park
- Newer Development Phase-Built 2023
- Private Position Overlooking The Green
- Walking Distance To Leeds City Centre



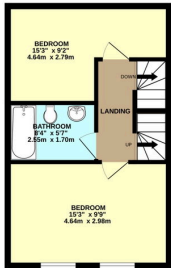
Ref JF19585. Welcome to this impressive four-bedroom, two-bathroom townhouse, offering stylish contemporary living across three spacious floors. Just three years old and thoughtfully enhanced by the current owners, this beautifully presented home combines modern design with versatile accommodation, secure allocated parking and a separate secure storage unit. Occupying a particularly attractive position within the development, the property enjoys pleasant views over the communal gardens rather than neighbouring properties, creating an enhanced sense of privacy and an appealing outlook. Offered to the market with no onward chain.



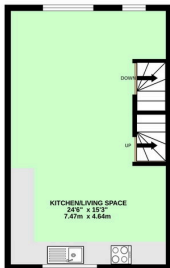
GROUND FLOOR
473 sq ft. (44.0 sq.m.) approx.



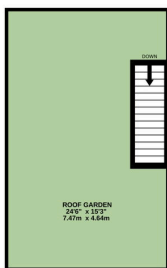
1ST FLOOR
373 sq ft. (34.7 sq.m.) approx.



2ND FLOOR
373 sq ft. (34.7 sq.m.) approx.



3RD FLOOR
32 sq ft. (2.9 sq.m.) approx.



TOTAL FLOOR AREA: 1252 sq ft. (116.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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