

Solar Avenue, LS9

PROPERTY ADDRESS
33 Solar Avenue
Leeds
West Yorkshire
LS9 8FU

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A	91	92	
(81-91) B			
(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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- Available now
- Large private roof terrace
- Communal green spaces
- Triple glazed windows
- Energy efficient appliances

We're pleased to offer the first chance to rent at this fantastic new townhouse. It has an impressive open plan kitchen, dining and living area, four double bedrooms and two bathrooms. 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. The property 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 townhouse is offered furnished or unfurnished.

Please note the images are of a similar property and have been virtually staged with furniture and furnishings so prospective occupiers can fully appreciate the accommodation on offer.

The property has its own private roof terrace which is perfect for entertaining and watching the world go by. Residents also 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.

Available immediately subject to acceptable referencing.

A parking space is included.

Unfurnished:
Rent: £1,950 per calendar month
Holding deposit: £450
Deposit: £2,250

Furnished:



Your Text Here



Rent: £2,100 per calendar month
Holding deposit: £484.61
Deposit: £2,423.07

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.

Please note the property isn't available for groups/house shares.