

Secret Garden, LS9

PROPERTY ADDRESS
11A Secret Garden
Leeds
LS9 8FB

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	87	
(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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- Total cost of first month: £4,296.92 (rent & deposit)
- Riverside views
- Parking space included
- Excellent location
- High levels of insulation

The unfurnished townhouse is set within the highly sought after Secret Garden and has lovely views of the River Aire. The property has its own patio space which is ideal for al-fresco dining overlooking the river. Landscaped gardens lead down to riverside decking, perfect for watching nature and the world go by!

This spacious property is situated over three floors and briefly comprises of an open plan ground floor living space, downstairs WC, four bedrooms, house bathroom and ensuite. One of the many stunning features in this home is a triple height void space to a large skylight, flooding all floors of the property with natural light.

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.

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.

Rent: £1,995 per calendar month
Holding deposit: £460.38
Deposit: £2,301.92

Available now pending acceptable referencing.

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

The photographs are representative of this type of property, but not all will reflect this exact property. Viewing is highly recommended.



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.