

Hidden Gardens, LS5



PROPERTY ADDRESS
42 Hidden Gardens
Leeds
LS5 3FD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(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	

Y BEFORE
U BUY

t free
your
e

ion

Call today — 0113 320 2357

*terms



vision

We look at
estate agency
differently.

vision

Call Us
01132440251

Email Us
leeds@vision-properties.co.uk

- Rent to buy scheme available
- Furnished or unfurnished
- Canalside location
- Large private roof terrace
- Woodland setting

The recently-built house is set over four floors and has an impressive open-plan kitchen, dining and living area on the ground floor with high spec integrated appliances and concrete flooring. There is a separate downstairs WC off the living area. The dual aspect living space benefits from floor-to-ceiling windows to the front and patio doors at the rear, leading to a fantastic decked area directly overlooking the canal – ideal for relaxing and enjoying the waterfront view.

On the first floor there are two good-sized double bedrooms and a contemporary bathroom with stylish fixtures and fittings. There are two further bedrooms on the second floor (one with an ensuite), with the option of the fourth bedroom being used as a home study, cinema room or an additional lounge.

The bright and airy spaces are carefully designed to flood natural light into the property, creating a welcoming yet functional and flexible space. 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 house has unparalleled efficiency and makes it easy for occupiers to live sustainably and with a lower carbon footprint.

The property has its own private full-length roof terrace which is perfect for entertaining and taking in the beauty of the surrounding natural landscape.

The townhouse is offered unfurnished, or furnished for an extra cost.

Please note that the photos are representative of this type of property. The furniture has been staged virtually for illustration only.

Ståll is in an excellent location on the canal and surrounded by woodland. It's within easy walking distance of local amenities including Kirkstall Bridge retail park and Headingley train station. Leeds city centre can be reached on foot or bike along the canal plus there are regular bus services.

Available now subject to acceptable referencing.

A parking space is included.

Unfurnished:
Rent: £1,900 per calendar month
Holding deposit: £438.46
Deposit: £2,192.30

Furnished:
Rent: £2,000 per calendar month
Holding deposit: £461.53
Deposit: £2,307.69

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



Your Text Here



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.

Rent to buy scheme available

- * Fix your purchase price now and protect yourself from future market increases.
- * Test your new home and neighbourhood before you commit to buying.
- * Build a substantial deposit contribution while you rent.
- * Secure your property now while arranging your mortgage and finances.
- * Perfect for buyers waiting on property sales or building their deposit.