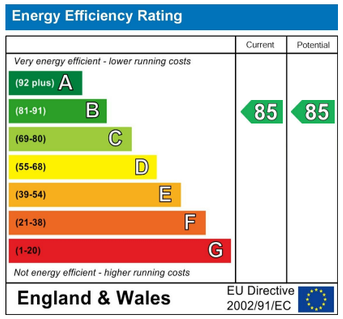
PROPERTY ADDRESS
13 Hidden Gardens
Leeds
LS5 3FD



Hidden Gardens, LS5

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We look at
estate agency
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- Brand new Citu home
- Woodland setting
- Triple glazed windows
- Juliet balcony
- Tranquil canal-side location

Nestled amidst a mature tree-lined setting, this canal-side neighbourhood by award-winning developer Citu, provides a calm retreat from urban life giving a sense of living in a country environment. With a commitment to sustainability and thoughtful design, Ställ represents the perfect fusion of modern living and environmental consciousness.

This spacious apartment features exposed steel ceilings and sleek concrete floors giving luxurious and contemporary living, with an industrial aesthetic. The bright and airy open-plan design floods natural light into the property and creates a welcoming yet functional space.

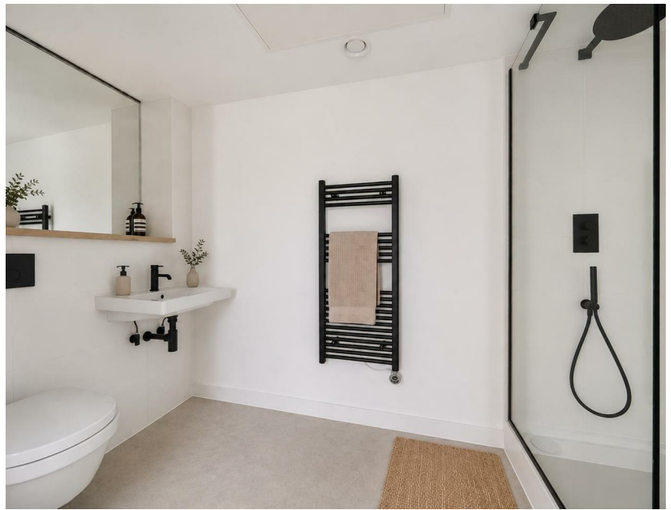
The high-spec kitchen benefits from super-efficient integrated appliances. The floor-to-ceiling triple glazed Juliet balcony in the open-plan kitchen, dining and living area provides wonderful views of the peaceful surrounding greenery of Ställ.

There is a good-sized double bedroom with a spacious ensuite bathroom with a shower enclosure and contemporary fixtures and fittings.

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.

Ställ is in an excellent location within easy walking distance of an abundance of local amenities including Kirkstall Bridge retail park, Headingley train station and Kirkstall Abbey. There are a range of independent and chain shops, bars and restaurants in the immediate vicinity such as the award-winning Kirkstall Bridge Inn, Melodie 71, Boots, Morrisons, and Pure Gym. Leeds city centre can be reached easily on foot or bike along the canal plus there are frequent bus services on the doorstep.

Incentives are available – Stamp Duty and legal fees paid by the developer (subject to T&Cs).

Please note that the floorplan represents a typical layout of this apartment design. It may not be shown to scale. Plot specifications, internal and external finishes, dimensions and differences to plots are dependent upon stage of build. Computer generated images are indicative only and can be subject to change. Variations to the external design and landscaping may occur.

Estate charge applicable – please ask the team for further information.