

Hidden Gardens, LS5

PROPERTY ADDRESS
19 Hidden Gardens
Leeds
LS5 3FD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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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- *Rent to buy scheme available*
- *Zero deposit available*
- Canalside
- Woodland setting
- Furnished or unfurnished

TRY BEFORE YOU BUY.
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(Terms & conditions apply - see below).

The recently-built property is offered unfurnished, or furnished for an extra cost. It has exposed services and 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. There is a good sized bedroom and a stylish bathroom.

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.

Please note that the photos are of a similar apartment and some CGIs have been used for illustrative purposes. There is no lift in the building.

Stáll 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 from 7th August subject to acceptable referencing.

Unfurnished:
Rent: £1,000 per calendar month
Holding deposit: £230.76
Deposit: zero*

Furnished:
Rent: £1,100 per calendar month
Holding deposit: £253.84
Deposit: zero*

Zero deposit. There is no deposit to pay. Tenants instead pay a fee to Reposit which is the equivalent of one week's rent. This is split equally between tenants and is subject to a minimum of £150. For further details of how Reposit works, please visit their website.

Broadband and electricity at the development are supplied by the utility

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rent free
build your
deposit*

vision



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*terms and conditions apply



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.