
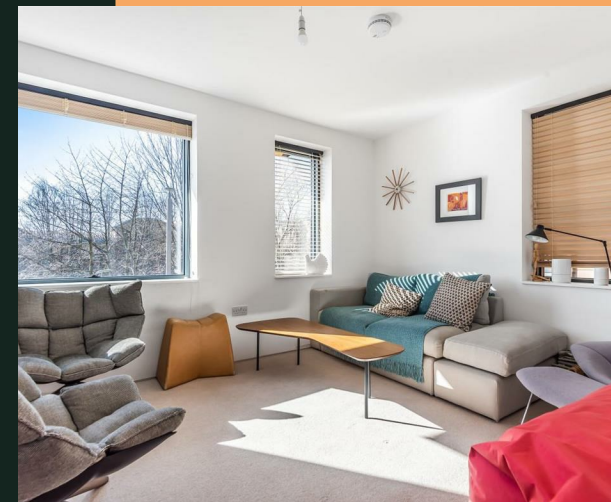


# Secret Garden, LS9

PROPERTY ADDRESS  
5 Secret Garden  
Leeds  
LS9 8FB

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		87	91
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



Call Us  
01132440251

Email Us  
leeds@vision-properties.co.uk

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We look at  
estate agency  
differently.

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- Total cost of first month: £3,990 (rent & deposit)
- Riverside setting
- Stunning views
- Furnished
- High levels of insulation

Vision Properties are delighted to offer this stunning four bedroom townhouse with river views and patio in the award-winning Climate Innovation District.

This spacious property comes furnished and is set over three floors. It briefly comprises of an open plan ground floor kitchen, dining and 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.

The townhouse is set within the highly sought after Secret Garden and has lovely views over the landscaped gardens of the Climate Innovation District and the River Aire. The property has its own patio space which is ideal for al-fresco dining overlooking the river. Residents benefit from access to the communal landscaped gardens and decking areas, perfect for watching nature and the world go by!

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.

Available from 23 July, pending acceptable referencing.

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

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

The photographs shown in the listing are representative of this type of property, but not all will reflect this exact property. Some CGIs used for illustration. 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.



## 4 bedroom House - Townhouse £1,995 PCM



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