

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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- *First month's rent half price*
- *Rent to buy scheme available*
- Canalside
- Woodland setting
- Furnished or unfurnished

We're pleased to offer the first chance to rent at this fantastic canalside apartment at Hidden Gardens.

Rent to buy scheme available.

TRY BEFORE YOU BUY.
Try it. Love it. Own it.
(Terms & conditions apply - see below).

The brand new 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 CGI's have been used in the photos. There is no lift in the building.

Ställ 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.

Please check the available from date with the agent. Available subject to acceptable referencing.

First month's rent half price.

Unfurnished:
Rent: £1,000 per calendar month
Holding deposit: £230.76
Deposit: £1,153.84

Furnished:
Rent: £1,100 per calendar month
Holding deposit: £253.84
Deposit: £1,269.23

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.