
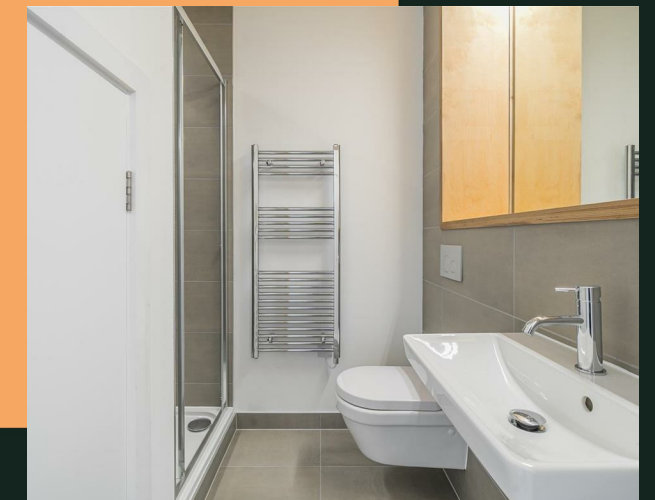
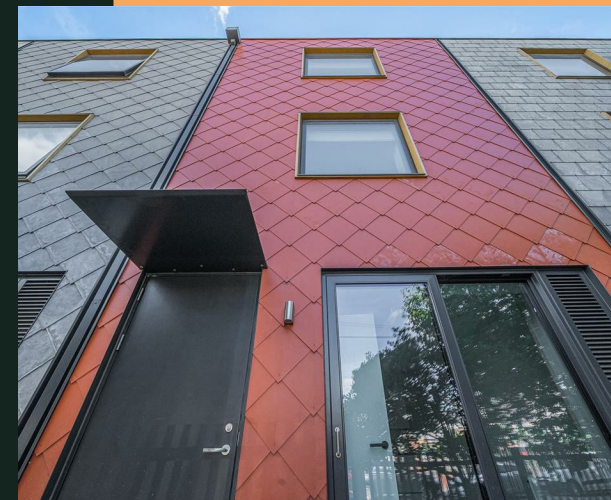


# Clarence Road, LS10

PROPERTY ADDRESS  
47 Clarence Road  
Leeds  
LS10 1FS

| Energy Efficiency Rating                           |  | Current                    | Potential   |
|--|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |  |                            |   |
| (92 plus) <b>A</b>                                 |  |                            | <b>100+</b>   |
| (81-91) <b>B</b>                                   |  | <b>89</b>                  |   |
| (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<br>2002/91/EC |  |



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- Total cost of first month: £2,990 (rent & deposit)
- Furnished
- Two ensembles
- Energy efficient
- Triple glazing

The bright and airy property is spread over three floors and comes furnished. It has a spacious open plan kitchen, dining and living area on the ground floor with energy efficient integrated appliances and patio doors to the front. There is also a useful storage cupboard and downstairs WC. On the upper floors, there are two large double bedrooms each with an impressive ensuite 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 townhouse has unparalleled efficiency and makes it easy for occupiers to live sustainably and with a lower carbon footprint. Smart Home technology allows you to control and monitor your heating from your phone and manage your energy consumption 24/7.

It's in an excellent location, with Leeds Dock, Brewery Wharf, the Calls and city centre all within easy walking distance. Residents have access to the lovely communal landscaped gardens of the Climate Innovation District and can also benefit from on-site amenities and community activities.

Please note the photos are of a similar property and some CGI's have been used for illustration.

Available from 8th July subject to acceptable referencing.

Rent: £1,495 per calendar month  
Deposit: £1,495  
Holding deposit: £345

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.



Your Text Here

