

Hidden Gardens, LS5



PROPERTY ADDRESS
52 Hidden Gardens
Leeds
LS5 3FD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	89	
(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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leeds@vision-properties.co.uk

- *Rent to buy scheme available*
- *Zero deposit available*
- Canalside location
- Large private roof terrace
- Woodland setting

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

This recently-built townhouse has an impressive open plan kitchen, dining and living area, four double bedrooms and two bathrooms. The bright and airy spaces are carefully designed to flood natural light into the property and combined with super-efficient integrated appliances creates a welcoming yet functional and flexible space (with opportunity for an office or walk in wardrobe).

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.

The townhouse is offered furnished or unfurnished.

The property has its own private roof terrace which is perfect for entertaining and watching the world go by. St  ll 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 18th August subject to acceptable referencing.

A parking space is included.

Unfurnished:
Rent:   2,000 per calendar month
Holding deposit:   461.53
Deposit: zero*

Furnished:
Rent:   2,100 per calendar month
Holding deposit:   484.61
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.

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

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.