
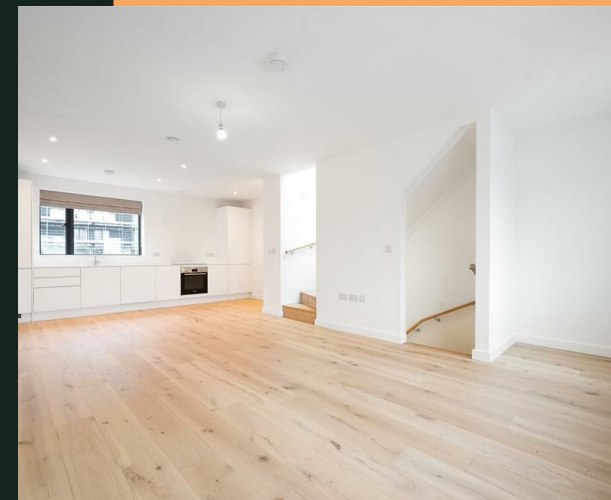


Solar Avenue, LS9

PROPERTY ADDRESS
23 Solar Avenue
Leeds
LS9 8FU

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		91	93
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



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- Total cost of first month: £3,500 (rent & deposit)
- Available now
- Large private roof terrace
- On-site amenities
- Riverside location

The spacious townhouse is spread over three floors and 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.

Smart Home technology allows you to control and monitor your heating from your phone and manage your energy consumption 24/7. The 'Home and Away' switch feature lets you save energy by turning off lights whilst you're out and about.

The property has excellent views from its own private roof terrace which is perfect for entertaining and watching the world go by. Residents benefit from the communal landscaped gardens of the pioneering Climate Innovation District. It's in an excellent location, with Leeds Dock, Brewery Wharf, the Calls and city centre within easy walking distance.

Available immediately subject to acceptable referencing.

Rent: £1,750 per calendar month
Holding deposit: £403.84
Deposit: £1,750

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.

Please note that this property is not available to groups of sharers.

Photos and floorplan are representative of this type of property and are not of the actual house. Roof terrace photos contain CGI furniture for illustration.