



Solar Avenue
Leeds, LS9

ZENKO
Properties

Incredible four bedroom town house with roof terrace

FOR SALE

£439,950

A FOUR BEDROOM END TOWN HOUSE WITH PRIVATE ROOF
TERRACE AND ALLOCATED CAR PARKING LOCATED AT THE
AWARD WINNING CLIMATE INNOVATION DISTRICT





Spacious open plan living area





Spacious open plan living area



Corner aspect kitchen with high end appliances







Ground floor master bedroom with patio doors to terrace





Both bedrooms are good
doubles

Four bedroom, luxury town house

4

Bedrooms

2

Bathrooms

1218

SQ FT



ABOUT

Zenko Properties are delighted to introduce to the market this four-bedroom, two-bathroom end town house. Positioned on Solar Avenue, forming part of the Climate Innovation District the location is totally unique for a city centre. This award winning, community led development is focused around open, green space, positioned right next to the river Aire whilst offering easy pedestrian access to the city centre; Leeds Dock and a good range of amenities are within five minutes' walk with the train station being only 20 minutes' walk away.

This stunning riverside setting and is made up of both apartments and town houses, with all residents having access to the beautifully maintained communal gardens.

Arranged over three floors with a roof terrace to level four this property combines great design, innovation and cutting-edge technology to create a beautiful contemporary home with a minimal carbon footprint. An airtight thermal envelope locks in heat and a Mechanical Ventilation Heat Recovery (MVHR) system brings in a constant flow of fresh air whilst retaining heat given off by people and appliances, meaning for most of the year the property won't need any heating at all. The developer advises that this will save over four tonnes of CO2 per year on average.

Additionally the electric heaters have been upgraded to energy efficient ceramic core radiator's that are each separately controlled by smartphone for zoned heating.

This meticulously designed home makes it easy to live sustainably, letting you lower your carbon footprint without having to compromise. With Smart Home technology built-in, energy consumption and heating can be monitored and managed 24/7 through a smartphone. Additionally, a 'Home and Away switch' feature allows energy to be saved by turning off unnecessary appliances whilst you're out and about.



ABOUT.. continued

HALLWAY

Spacious entrance hall with access to bedrooms one, four, the bathroom, utility and staircase to first floor.

BEDROOM 1 15' 9" x 10' 1" (4.82m x 3.095m)

A large, spacious double bedroom, with ample space for wardrobes, desks and a double bed. Large, floor to ceiling patio doors lead out onto the patio and green space to the rear.

BEDROOM 4 8' 5" x 7' 4" (2.57m x 2.26m)

Versatile bedroom with space for a double bed or alternatively a great space for a home office or studio space.

BATHROOM 6' 10" x 6' 5" (2.08m x 1.98m)

Modern bathroom suite with Chrome Emotion Thermo shower controls, porcelain tiles to walls and floor, wall hung toilet and a large fitted mirror with plywood surround.

BEDROOM 2 15' 9" x 10' 1" (4.82m x 3.095m)

A large, spacious double bedroom, with ample space for wardrobes, desks and a double bed. Large window to the rear elevation. This room could double up as a second living room, snug or cinema room.

BATHROOM 6' 10" x 6' 5" (2.09m x 1.98m)

Modern bathroom with three-piece suite, fully tiled to walls and floor with porcelain tiles, a sleek Vessini bath, wall hung toilet and sink with large fitted mirror with Plywood reveal as a finishing touch.



ABOUT.. continued

BEDROOM 4 8' 5" x 7' 4" (2.57m x 2.26m)

Versatile bedroom with space for a double bed or alternatively a great space for a home office or studio space.

KITCHEN/LIVING AREA 26' 4" x 15' 9" (8.05m x 4.81m)

Truly impressive, this huge open plan kitchen/dining/living area with triple aspect is awash with natural light. Windows to both front and rear elevations, as well as the side elevation completely enhance the space. The living area boasts fantastic views across the city from the south west facing windows.

The luxurious kitchen features Silestone worktops with tiled splash back. Blanco Supra stainless-steel sink, Blanco induction hob, Bosch stainless steel hot air oven, Bosch 800W microwaves, Bosch dishwasher and Bosch fridge freezer.

ROOF TERRACE

Accessed via an electronically powered door and wood clad staircase, is an incredible terrace. Measuring the full foot print of the house, it offer far reaching views. A wonderful position, to relax dine and entertain.

UTILITY ROOM

Accessed off the hallway with bespoke folding doors is this incredibly useful space, housing the water cylinder and washing machine and allowing for further storage.



ABOUT.. continued

LEASEHOLD INFORMATION

Tenure: Shared freehold through the tenants membership of the Community Interest Company. This is a non-profit organisation that owns and controls the development. All the money it generates stays within the development, and every household has a vote on its investment decisions. Membership is a mandatory one-off bond payment of £3,500 (The equivalent of buying a share of the freehold) and is refundable should you sell in the future.

Service Charge: TBC

Council tax - Band E

Lease – 999 years



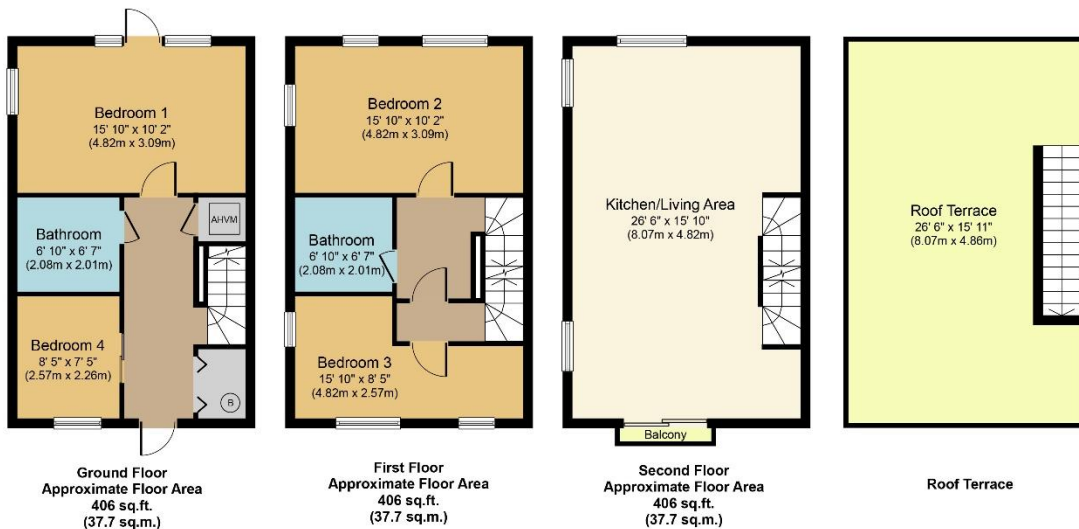


Bathroom





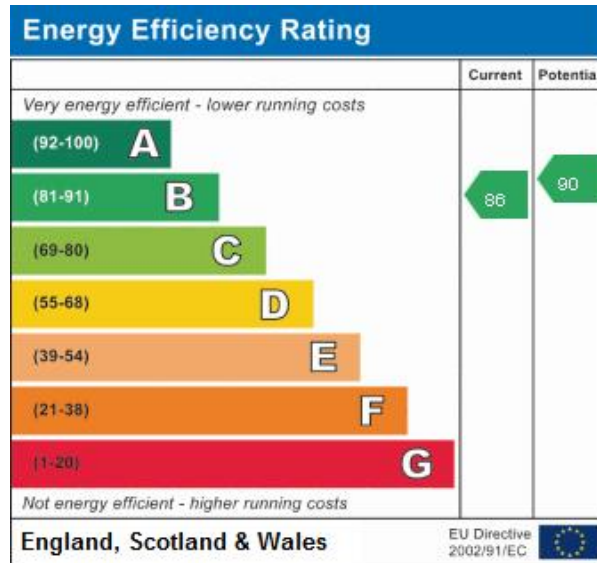
Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



EPC



Lease information

999

Lease length

£TBC
P.A

Service charge

£3500
ONE OFF

Management co
Membership



For more information or to arrange a viewing contact
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