Stoneacre Properties



Solar Avenue

Leeds, LS9 8FF

£380,000

4 2 1 B





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Leeds, LS9 8FF

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FOUR-BEDROOM TOWNHOUSE *** CLIMATE INNOVATION DISTRICT *** SECURE PARKING WITH EV CHARGING *** ROOF TERRACE *** IMMACULATELY PRESENTED

Stoneacre Properties are delighted to bring to market this beautifully presented four-bedroom townhouse, ideally positioned within the sought-after Climate Innovation District, on the outskirts of Leeds city centre. This award-winning, community-led development by Citu is centred around sustainability, green open spaces and riverside living, whilst offering convenient access to the city centre and its wealth of amenities.

Designed with energy efficiency in mind, the property benefits from triple-glazed windows throughout and a mechanical heat recovery system. Internally, the accommodation is arranged over three floors and finished to an exceptionally high standard.

To the ground floor are two bedrooms and a contemporary bathroom, with the fourth bedroom offering excellent flexibility as a home office or additional bedroom. There is also a useful cloakroom cupboard and the property's heat recovery system.

The first floor provides two further well-proportioned double bedrooms, together with a second bathroom.

Occupying the second floor is the impressive open-plan kitchen, living and dining space, creating a fantastic area for both everyday living and entertaining. The kitchen is fitted with a range of high-quality units, integrated appliances and stylish worktops. From here, doors lead out to the property's private roof terrace, providing an excellent outdoor space for relaxing, socialising and enjoying the surroundings.

Externally, there is a further decked seating area to the rear, whilst the property also benefits from a secure underground allocated parking space complete with an electric vehicle charging point.

A fantastic opportunity to acquire a stylish, energy-efficient home within one of Leeds' most distinctive residential developments.

Entrance
Entering the property you are welcomed into the entrance hallway which offers access to two of the four bedrooms and the first of two bathrooms.

Bedroom One
Large double bedroom.

Bedroom Four
Single bedroom, perfect for home office or nursery.

Bathroom
Bathroom, situated on the ground floor is tiled and comprises shower over full size bath, toilet and sink.

Bedroom Two
Double bedroom.

Bedroom Three
Large double bedroom.

Bathroom
The second bathroom, situated on the first floor is tiled and comprises shower over full size bath, toilet and sink.

Kitchen/lounge/diner

Situated to the second floor of the property is this wonderful open plan living space. Flooded with natural light from the Juliet balcony with large glass doors, this room is a wonderful space for hosting and socialising and leads up to the roof terrace. Wood flooring runs throughout the entirety of the room and space is offered for a dedicated sitting area and formal dining space. The high quality kitchen is made up of handleless grey wall and base units and comprises integrated microwave, oven, induction hob, dishwasher, washer/dryer, fridge/freezer, and there is ample storage space as well as a breakfast bar all finished with quality worktops.

Rooftop terrace

This outdoor space is ideal for hosting friends and family or just relaxing allowing you to make the most of the good weather. Electrically operated glass door opens up to allow access to the terrace from the kitchen/living/diner.

Parking

The property comes with a secure underground parking space with EV charger.

Additional information

We are advised by the vendor that the property is leasehold with c.992 years remaining. The current service charge is approximately £1400 per annum and there is no ground rent. A buyer is advised to obtain verification from their solicitor or legal advisor.

We are also advised, that upon completing on the property the new owner will purchase a community interest bond at £3,500 which allows you as the owner to purchase a share of the freehold. This bond is recoverable when you come to sell the property in the future.

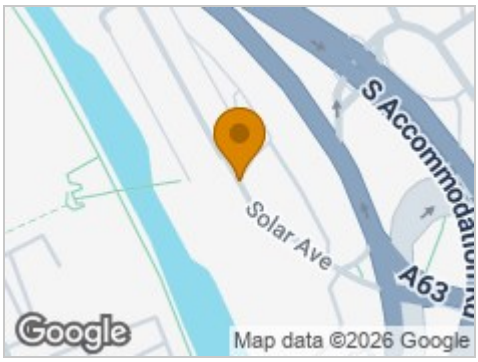




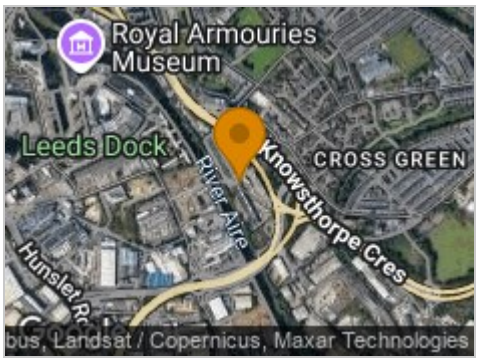




Road Map



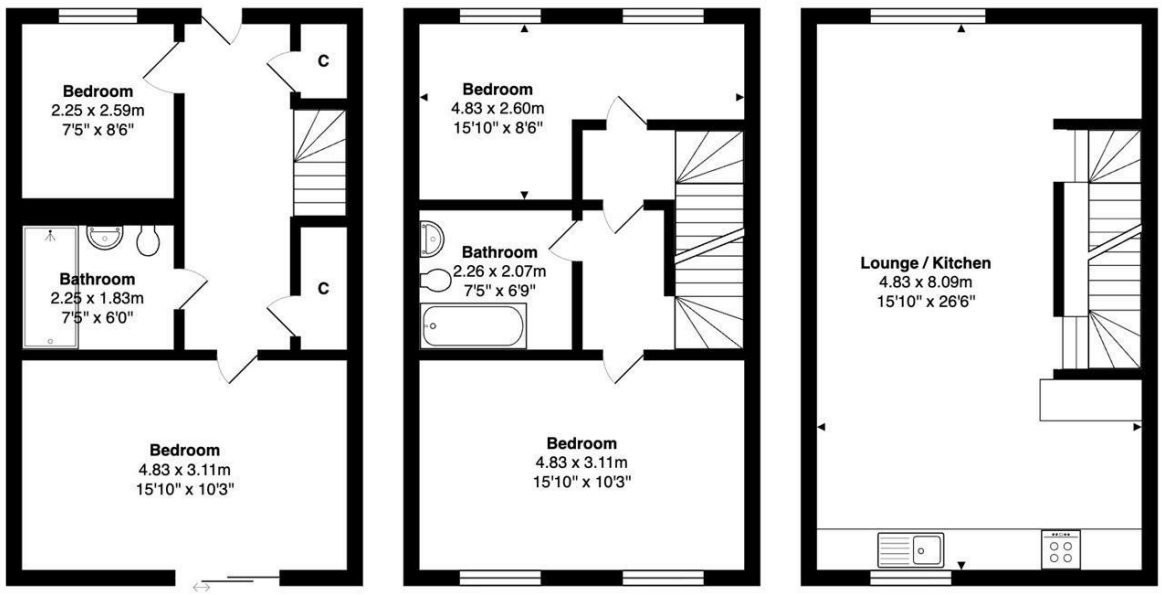
Hybrid Map



Terrain Map



Floor Plan



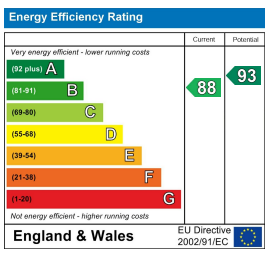
Total Area: 117.4 m² ... 1263 ft²

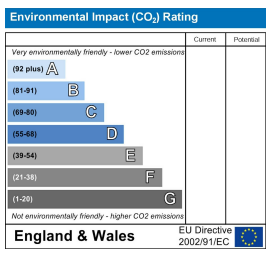
All measurements are approximate and for display purposes only

Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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