



## 40 SOLAR AVENUE

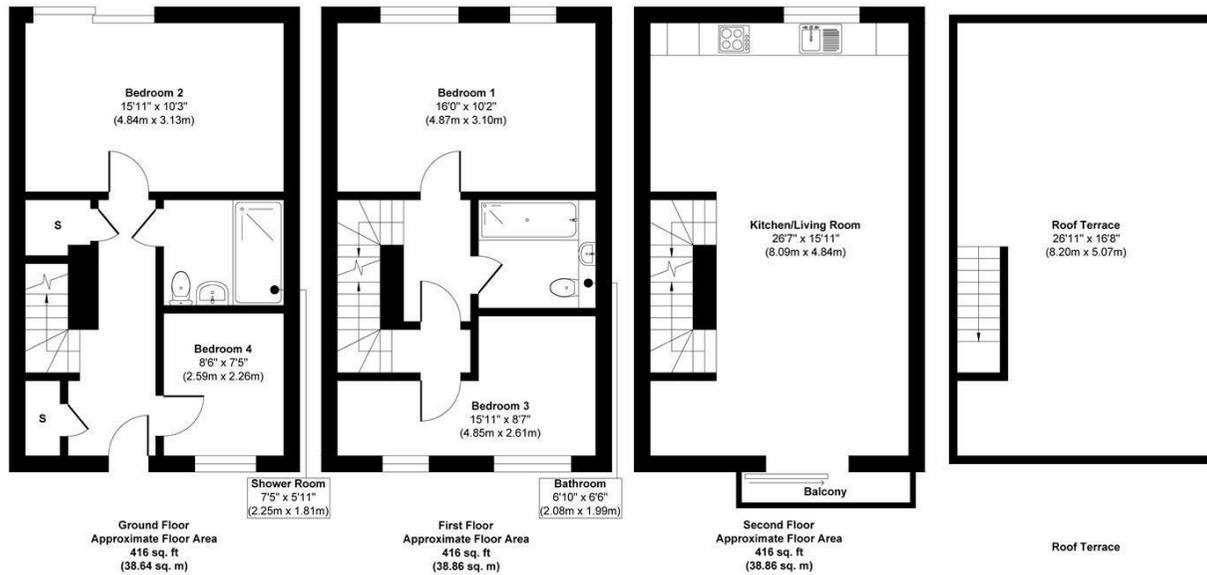
LEEDS, LS9 8FF

£440,000  
FREEHOLD

A beautifully designed four-bedroom home set over three floors in the heart of the Climate Innovation District, just a short walk from Leeds city centre. The property features a bright open-plan top-floor living space opening onto a generous south-facing roof terrace, two bathrooms, a private decked garden, excellent storage and included parking. Built with triple glazing, MVHR and high-performance insulation, this energy-efficient home offers low running costs in a vibrant riverside setting.

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**Approx. Gross Internal Floor Area 1248 sq. ft / 115.92 sq. m (Excluding Roof Terrace)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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