



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.

MONROE

SELLERS OF THE FINEST HOMES

40 SOLAR AVENUE

• Energy Efficient Design with low running costs • Ground Floor Decked Garden • Middle Floor With Two Double Bedrooms and Family Bathroom • 4 Bedroom "Eco" Home • Triple Glazing, MVHR and High Performance Insulation • Open Plan Top Floor Living Space • Parking • Riverside Location close to Leeds City Centre • Close to Motorways • Call Today For A Viewing



A striking four-bedroom home with roof terrace, garden and parking, set within the award-winning Climate Innovation District, just moments from the river and a short walk into Leeds city centre.

Arranged over three thoughtfully designed floors, this contemporary home maximises both light and space. The principal living accommodation occupies the entire top floor, creating a stunning open-plan kitchen, dining and living area filled with natural light. Doors open directly onto a generous south-facing roof terrace – a fantastic extension of the living space and an ideal setting for entertaining, outdoor dining or relaxing in the sun.

The middle floor offers two well-proportioned double bedrooms alongside a stylish family bathroom, providing a practical and comfortable layout. On the ground floor there are two further bedrooms and a modern shower room, offering flexibility for guests, home working or additional reception space. One of the ground floor bedrooms opens directly onto a private decked garden, creating a seamless connection between indoor and outdoor living. Generous storage has been carefully integrated throughout the house, ensuring the home is as functional as it is beautifully designed.

In total, the property provides four bedrooms and two bathrooms, thoughtfully arranged to suit modern family life. The combination of a south-facing roof terrace and a decked ground floor garden ensures excellent outdoor space on different levels, while the open-plan top-floor living area creates a real focal point for the home. Private parking is included, adding further practicality to this already well-considered design.

Sustainability sits at the heart of the property. Built with triple glazing, mechanical ventilation with heat recovery (MVHR) and high-performance insulation, the house is designed to remain warm in winter and cool in summer. The result is an energy-efficient home with significantly lower running costs than many comparable modern properties.

Solar Avenue forms part of this innovative riverside neighbourhood, close to Leeds Dock and within easy reach of Leeds city centre. Residents enjoy access to riverside walks, green spaces and a growing selection of independent cafés, restaurants and cultural venues, making this an exceptional opportunity to secure a stylish, low-energy home in one of Leeds' most exciting communities.

REASONS TO BUY

- EWS1 Compliant Building
- Motorway Links
- Prime Leeds City Centre Location
- Excellent Investment Property
- Close To Leeds Dock
- Eco Friendly

ENVIRONS

This flat is located in Leeds City Centre, just a short walk to Leeds Dock, with direct train links from Leeds, London, and other major cities. The M1 and M62 motorways are easily accessible, offering excellent road connections. Local amenities including supermarkets, shops, restaurants, and gyms are all within walking distance, making it a convenient base for city living and commuting.

LOCAL AUTHORITY

Leeds City Council

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ADDITIONAL INFORMATION

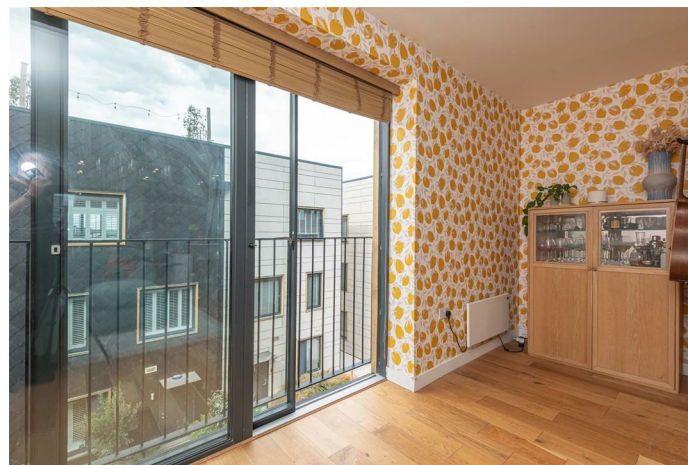
Local Authority – Leeds City Council

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1259.39 sq ft

Tenure – Freehold





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		
(81-91) B		
(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	

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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