



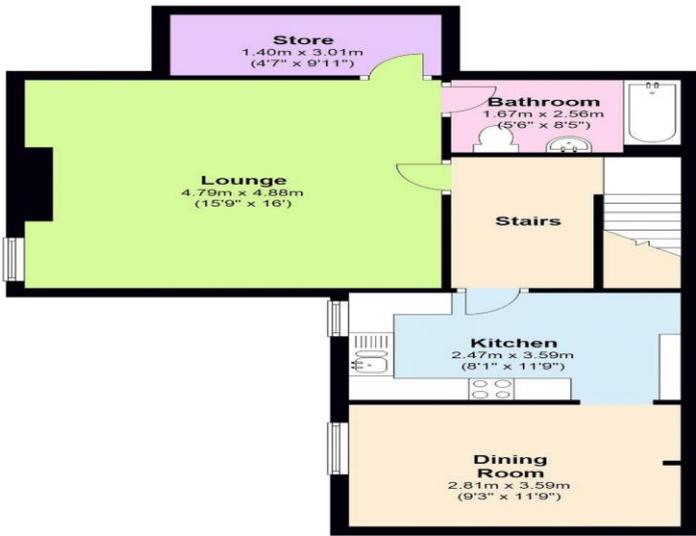
**Available 19th July for 12 months - A HUGE THREE BEDROOM DUPLEX APARTMENT WITH 3 X EN-SUITE ROOMS!!!** This must be on your list to view as they do not come much bigger than this, gas centrally heated and UPVC double glazed, this apartment spreading over two floors has 3 very large bedrooms each with their own bathroom or shower room & w/c, a communal bathroom & w/c, large lounge, fully fitted kitchen and a separate dining area plus plenty of storage space/rooms- ALL IN THE CENTRE OF HEADINGLEY IN THIS SUBSTANTIAL VICTORIAN TERRACE!! Additional features include secure private parking with many parking spaces available!!! Suitable for students and professionals - EARLY VIEWING STRONGLY ADVISED. A deposit of £900.00 will be required which will be registered with an approved scheme within 30 days of initial payment. A holding deposit of £100 is required when making an application. If the application is approved the holding deposit will go towards the first month's rent payment.



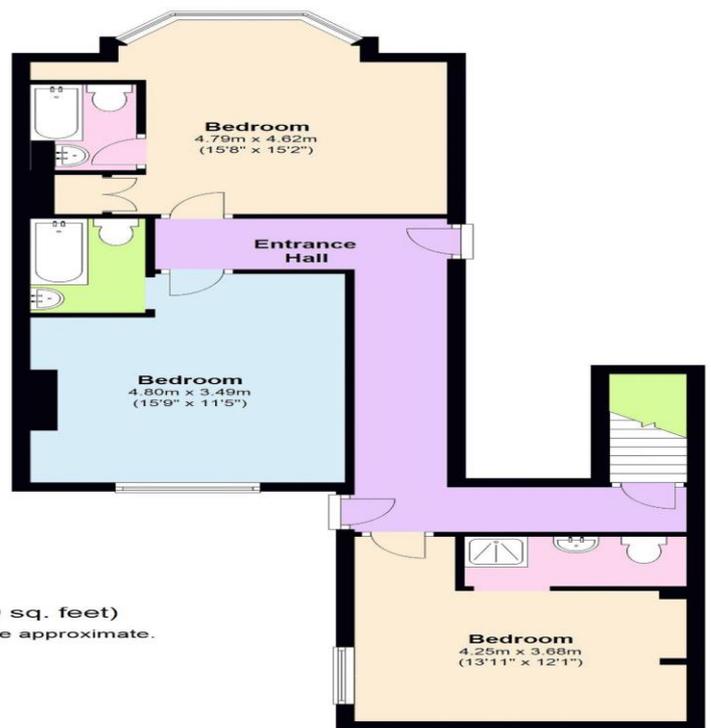


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>		78	(55-68) <b>D</b>
(39-54) <b>E</b>	65		(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England, Scotland & Wales		EU Directive 2002/91/EC	England, Scotland & Wales

**Lower Ground Floor**  
Approx. 60.3 sq. metres (648.7 sq. feet)



**Ground Floor**  
Approx. 68.2 sq. metres (734.2 sq. feet)



Total area: approx. 128.5 sq. metres (1382.9 sq. feet)  
Floor plans are for identification only. All measurements are approximate.  
Plan produced using PlanUp.

**Tenant application process**

All prospective tenants will need to complete an initial application form. This can be emailed, collected from the office or downloaded from our website or click this [link](#). Applications will then be processed for credit checking and referencing. A holding deposit of £100 per property is due, which on confirmation of a successful application, will be deducted from the first month's rent. If an application is not accepted, Castlehill reserve the right to withhold some or all of the holding deposit if misleading or false information is provided on the application form or the tenant withdraws their application without good reason. In some cases a guarantor may be required. All rents are due at least one month in advance. A deposit of at least the equivalent to one month's rent will be required which will be registered with approved scheme. Smoking and pets are prohibited in all properties unless specifically agreed by Castlehill/The landlord. Fees may apply to tenancy variations, early termination of tenancies, late rent and any property lock/security device repairs/changes as a result of lost keys or tenant negligence. Full details available on our website or click this [link](#).

**Viewings** - All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hour's notice.

**Council Tax Band - B**

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer or contract. Intending tenants must rely upon their own inspection of the property.