



Available now - A FABULOUS LIGHT & AIRY EXTENDED THREE BEDROOMED SEMI DETACHED HOME, WITH ATTRACTIVE SOUTHLY FACING REAR GARDEN, DRIVEWAY AND GARAGE, SITUATED IN THIS VERY CONVENIENT LOCATION IN WEST PARK, CLOSE TO VARIOUS AMENITIES, SCHOOLS, THE OUTER RING ROAD AND WITHIN EASY REACH OF HEADINGLEY AND LEEDS CITY CENTRE. The very well presented & spacious accommodation is offered unfurnished and comprises; good sized fitted kitchen, front & side porches providing excellent additional storage & extra wc. Through lounge, extended into dining/sun room. Three first floor bedrooms, all with built in wardrobe space and a contemporary modern bathroom suite with bath and separate shower enclosure. It has also been redecorated and the carpets are recently fitted. Off street parking for at least two small cars and there are lovely private gardens enjoying a very sunny aspect to the front & rear. (To be maintained by future tenants) A popular residential area and an ideal professional or family home! Early viewing highly recommended! A deposit equivalent of the first months rent 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

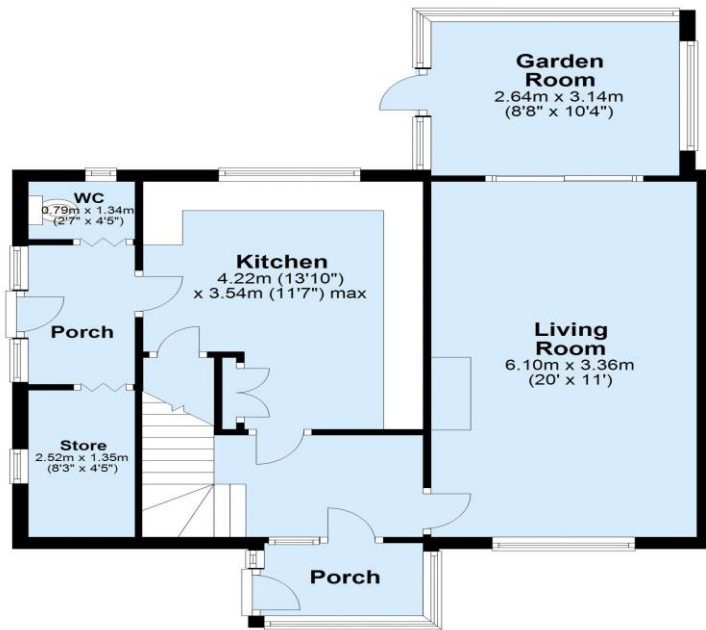




Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

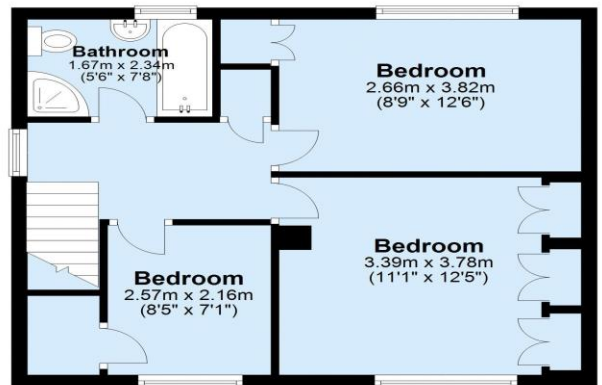
### Ground Floor

Approx. 62.5 sq. metres (672.9 sq. feet)



### First Floor

Approx. 43.0 sq. metres (462.8 sq. feet)



Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement.  
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.