



**A VERY SPACIOUS WELL FURNISHED END TERRACE WITH FOUR DOUBLE BEDROOMS SITUATED IN THIS VERY CONVENIENT LOCATION, A SHORT WALK TO HEADINGLEY TRAIN STATION, SHOPS, KIRKSTALL SPORTS AND MEDICAL CENTRES AND THE LOVLEY OPEN SPACES SURROUNDING KIRKSTALL ABBEY.** Available now, ideal for professionals or mature students, the well presented gas centrally heated and UPVC double glazed accommodation comprises an **entrance hall, a large lounge, a fitted modern kitchen, four double bedrooms, a bathroom w/c and a separate w/c.** There is a small garden to the front enjoying a sunny afternoon aspect. **Points to note: The rent includes council tax.** There is a basement, but this is not included within the property rental. **A deposit of 1 month's 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.**

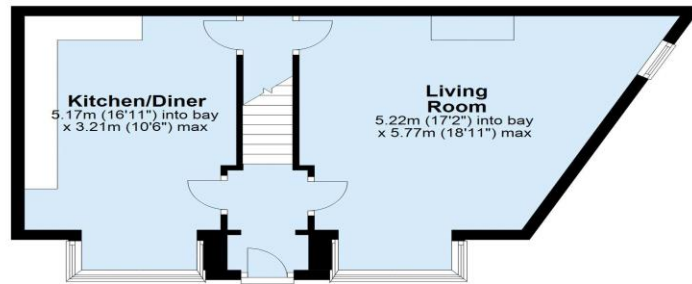




Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

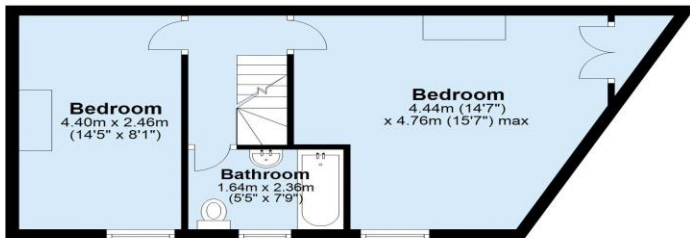
**Ground Floor**

Approx. 43.0 sq. metres (462.9 sq. feet)



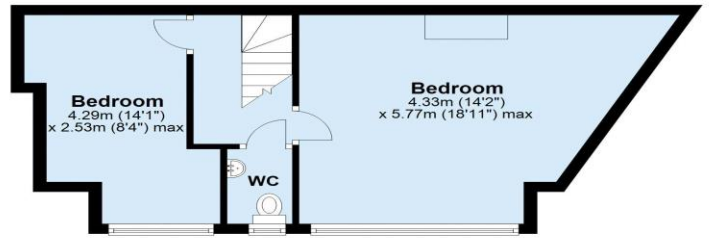
**First Floor**

Approx. 38.4 sq. metres (413.1 sq. feet)



**Second Floor**

Approx. 35.7 sq. metres (384.0 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.