



**Available Now - A CHARACTERFUL TWO BEDROOMED MID TERRACE BACK TO BACK WITH A SMALL GARDEN, SITUATED IN THIS POPULAR AND VERY CONVENIENT LOCATION, CLOSE TO EXTENSIVE SHOPPING AND LEISURE AMENITIES ON KIRKSTALL ROAD AND WITH EASY ACCESS INTO LEEDS CITY CENTRE.** Providing well presented, characterful accommodation Unfurnished 'accept white goods, briefly comprising a lounge and modern fitted kitchen on the ground floor, a useful basement for some storage and plumbed for washing machine, first floor double bedroom and modern bathroom w/c with good sized shower enclosure and a further double bedroom with dormer window on the top floor and a small room off. Externally there is a small front garden for sitting out and ample unrestricted street parking. An very convenient & popular residential letting area and IDEAL PROFESSIONAL HOME/BASE. A deposit of one months rent will be required which has to 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.

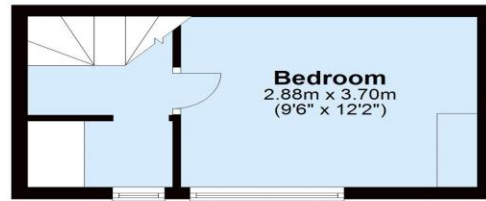
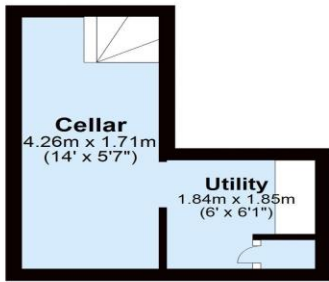




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

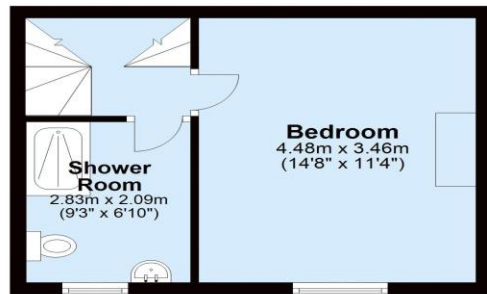
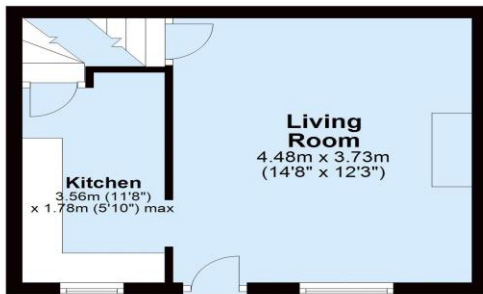
**Lower Ground Floor**  
Approx. 10.9 sq. metres (117.0 sq. feet)

**Second Floor**  
Approx. 16.3 sq. metres (175.0 sq. feet)



**Ground Floor**  
Approx. 25.1 sq. metres (270.5 sq. feet)

**First Floor**  
Approx. 25.5 sq. metres (274.1 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 - A**

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.