



AVAILABLE 10TH OF AUGUST FOR 12 MONTHS - A highly attractive furnished TWO DOUBLE BEDROOM 1ST FLOOR APARTMENT in the heart of Headingley with secure parking available, spacious balcony with very pleasant open garden views!! Excellent for local shops, bars & restaurants and having easy access to the universities and the City Centre. You will not be disappointed with the light & airy, characterful first floor accommodation comprising a good sized lounge, separate spacious fully fitted dining kitchen with plumbed dishwasher & washing machine, two genuine double bedrooms, the master enjoying a balcony via patio doors and a private outlook onto gardens, ample parking within secure gated grounds and fully furnished. Ideal for a single professional, couples or mature students. Gas Centrally heated & upvc Double glazed. A deposit is required for the car parking job. A deposit of £925 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.

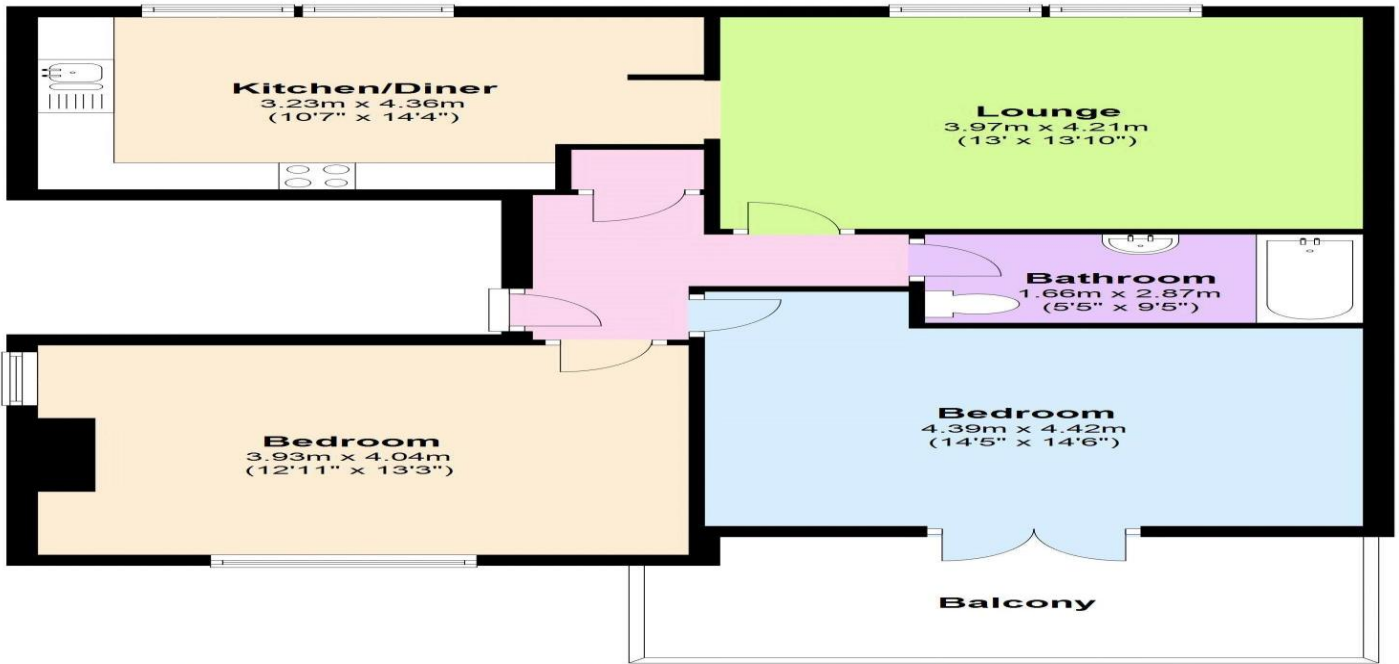




Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			
		74	
		82	84
Very environmentally friendly - lower CO ₂ emissions			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Floor Plan

Approx. 74.6 sq. metres (803.0 sq. feet)



Total area: approx. 74.6 sq. metres (803.0 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 - 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.