



A WONDERFUL IMMACULATELY PRESENTED TWO BEDROOMED FIRST FLOOR FLAT WITH A LOVELY PRIVATE GARDEN INCLUDING A PATIO AND SUMMERHOUSE, SITUATED ON THIS ATTRACTIVE LEAFY STREET, JUST A SHORT WALK INTO HEADINGLEY WITH IT'S EXTENSIVE AMENITIES, SHOPS, BARS AND RESTAURANTS AND WITH EASY ACCESS INTO LEEDS CITY CENTRE AND THE UNIVERSITIES.

Available now - Providing spacious, tastefully presented and furnished gas centrally heated and UPVC double glazed accommodation, briefly comprising an entrance hall and stairs to the first floor, a landing, a generous lounge with lovely leafy views over neighbouring gardens, a modern fitted kitchen with fridge freezer, washing machine and electric hob & oven, two good sized bedrooms and a fully tiled bathroom w/c with a modern white suite.

Externally, there is off street parking for one car and ample on street parking, a delightful separate large private fully enclosed garden with a lawn, patio and summer house. A deposit equal to 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.

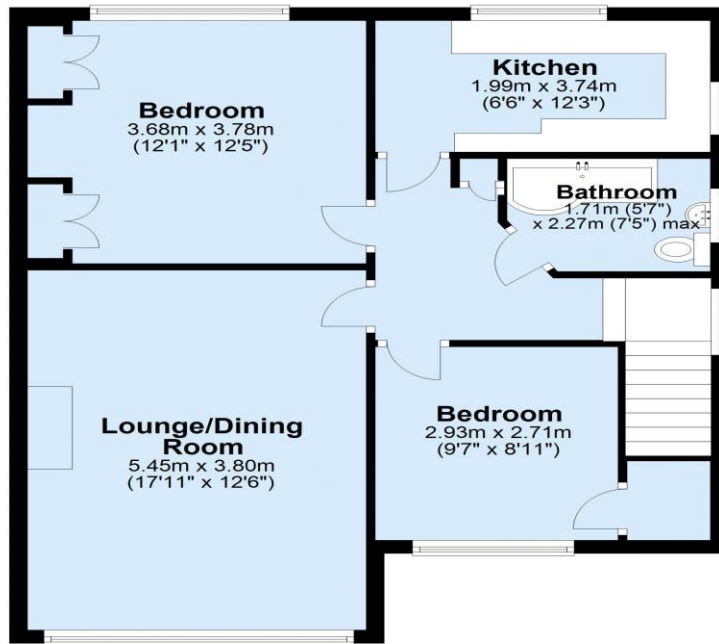




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

First Floor

Approx. 65.4 sq. metres (703.7 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 - C

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.