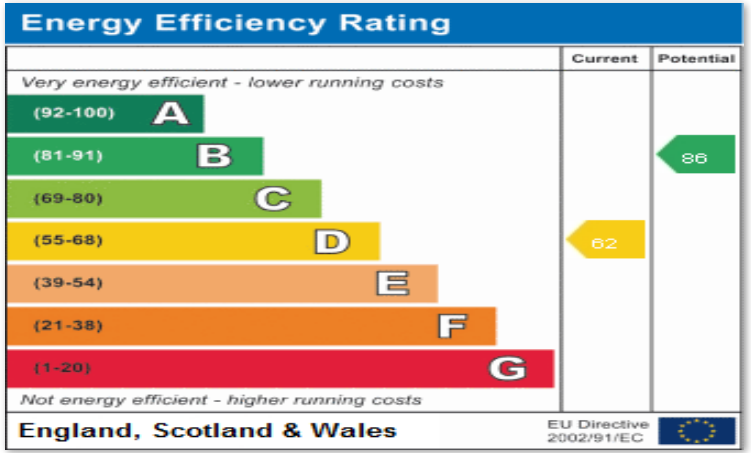




AVAILABLE NOW ! A SMART THREE BEDROOM GOOD QUALITY RECENTLY REFURBISHED HOME. A compact but contemporary three bedroomed back to back, comprising modern furniture, carpets, decor and comprising a bathroom & w/c, kitchen with a lower ground floor utility/storage or office. Located in the popular and very convenient HYDE PARK position, close to shops, Hyde Park Picture House and within easy reach of Leeds city centre and the Universities. Ideal for both professionals and/or students. Please note that due to Article 4 planning regulations, this property can only be let to three unrelated persons. The converted basement room is for storage or occasional use only and can not be used as a bedroom. A deposit of £995 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.





Lower Ground Floor

Approx. 10.4 sq. metres (111.4 sq. feet)

Ground Floor

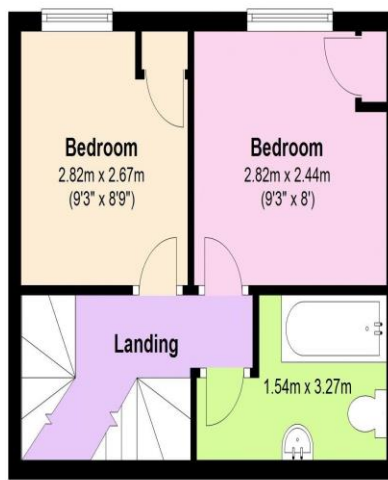
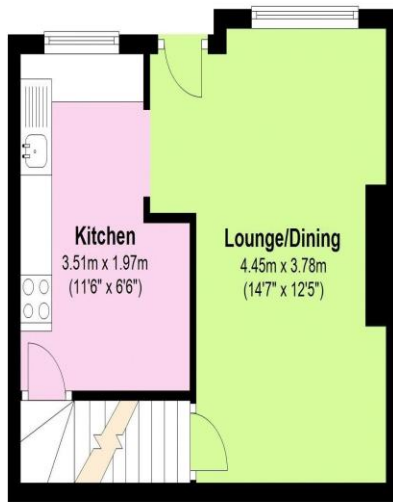
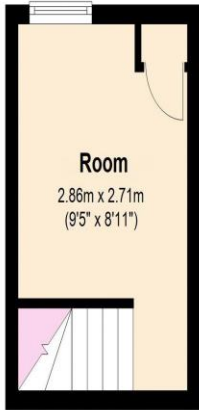
Approx. 26.2 sq. metres (282.2 sq. feet)

First Floor

Approx. 25.5 sq. metres (274.4 sq. feet)

Attic

Approx. 16.3 sq. metres (175.8 sq. feet)



Total area: approx. 78.4 sq. metres (843.8 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.