



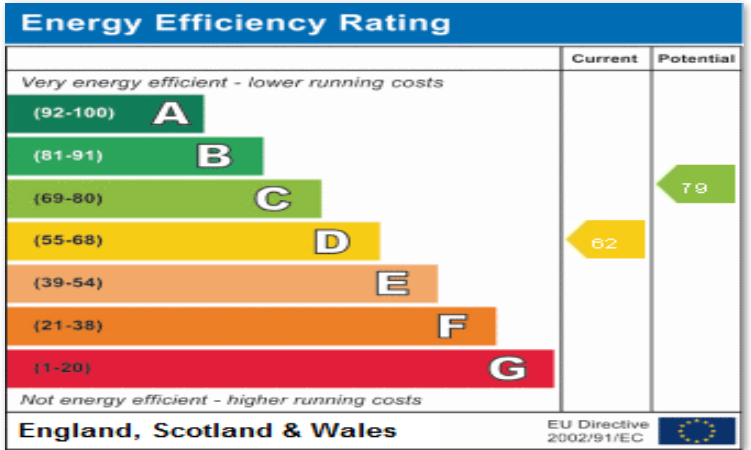
AVAILABLE FROM 3rd SEPTEMBER 2024. YOU WILL NOT BE DISAPPOINTED OF THIS EXCEPTIONALLY GOOD QUALITY 4 BEDROOM PROFESSIONAL HOME, VERY CONVENIENTLY SITUATED A FEW MINUTES WALK TO LOCAL SHOPS AND TRAIN STATION WITH HEADINGLEY, THE CITY CENTRE AND UNIVERSITIES ALL WITHIN EASY REACH. Providing highly spacious and very well presented accommodation with attractive features including, OPEN PLAN DINING KITCHEN, SPARE 5TH ROOM/STUDY, MODERN BATHROOM & FURTHER SEPARATE SHOWER ROOM, LOUNGE WITH PATIO DOORS TO LOVELY GARDENS, GARAGE & AND AMPLE OFF STREET PARKING!

Offered fully furnished to 4 professionals! Additional features include gas central heating. UPVC double glazing and tastefully decorated. Cleaner to communal area included! Viewing essential!

Please note: Gardens and hedges are to be maintained by tenants. There is some painting to be carried out over summer and there is a new carpet going down on the stairs.

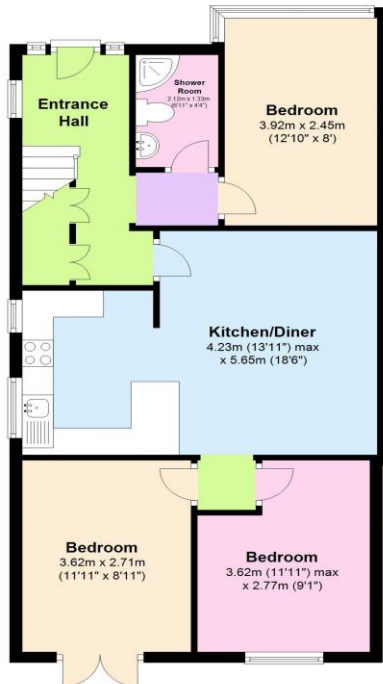
Photographs taken pre tenancy. A deposit equivalent to one months rent will be required which will be registered with an approved scheme within 30 days of initial payment. A holding deposit of £100 is required when making an application. If the application is approved the holding deposit will go towards the first month's rent payment.





Ground Floor

Approx. 65.3 sq. metres (703.2 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.5 sq. feet)



Total area: approx. 107.6 sq. metres (1157.8 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 - D

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.