



ONE ROOM TO LET IN A SHARED HOUSE - SUITABLE FOR A SINGLE PROFESSIONAL

A FOUR BEDROOMED CHARACTERFUL SEMI-DETACHED PROPERTY, SITUATED IN THIS LOVELY LEAFY CRESCENT, A SHORT WALK INTO HEADINGLEY AND EXTENSIVE AMENITIES, CLOSE TRAIN STATIONS, WITH EASY ACCESS INTO LEEDS CITY CENTRE.

The property is currently let to three professionals who are seeking a fourth co-tenant from 1st August 2024 for 12 months. The property comprises an impressive open plan kitchen, lounge and sun room with patio doors to an enclosed rear garden, four bedrooms and an additional store room and a bathroom w/c. There are lovely gardens to the front and a drive for off street parking. On street parking is available on a resident's permit basis.



21 OTLEY ROAD LEEDS LS6 3AA T: 0113 278 7427 enquiries@castlehill.co.uk



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 70 C      |
| 55-68 | D             | 58 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Cellar**

Approx. 18.5 sq. metres (199.1 sq. feet)

**Ground Floor**

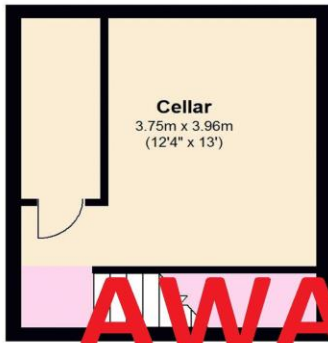
Approx. 33.7 sq. metres (363.1 sq. feet)

**First Floor**

Approx. 32.5 sq. metres (349.6 sq. feet)

**Attic**

Approx. 32.1 sq. metres (345.5 sq. feet)



**AWAITING FLOOR-PLAN**

Total area: approx. 116.8 sq. metres (1257.2 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** - E

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.