



AVAILABLE NOW - SITUATED IN A HIGHLY SOUGHT AFTER & PRESTIGIOUS DEVELOPMENT IS THIS LOVELY FIRST FLOOR THREE BEDROOMED APARTMENT, OFFERING SPACIOUS AND TASTEFULLY PRESENTED ACCOMMODATION, WITH ATTRACTIVE PRIVATE LEAFY VIEWS.

This lovely and larger than average property is situated in this select development, with 1x undercroft secure parking, communal gardens and a lift to all floors. Internal viewing is essential to appreciate the room proportions AND QUALITY OF ACCOMMODATION, newly redecorated and comprising a large welcoming entrance hall, good sized lounge & dining area with a bay window, a modern fitted kitchen with a range of integrated appliances, three double bedrooms, one with en-suite shower room w/c, a bathroom w/c with shower over bath and a useful large storage cupboard off the entrance hall.

Other features include new laminated floor and carpets, centrally heated, double glazed, recessed spotlighting to some rooms, lovely oak effect internal doors and presented beautifully! Located in Far Headingley, a short walk to extensive amenities and within easy reach of the outer ring road & Leeds city centre. Please note, the property can only be let to professional couples or small families. Due to local planning restrictions, we will not be able to let the property to three unrelated individuals.

A deposit of £1350 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.

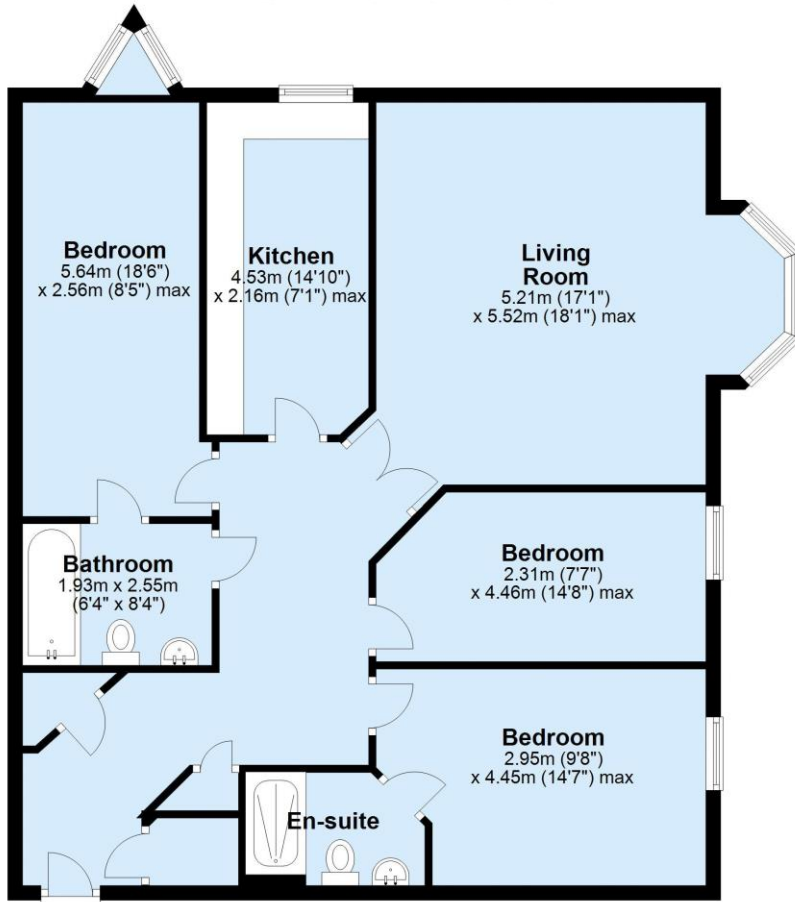




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### First Floor

Approx. 101.1 sq. metres (1088.1 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** - 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.