



A LIGHT & SPACIOUS TWO DOUBLE BEDROOMED FIRST FLOOR APARTMENT WITH LOVELY LEAFY VIEWS, SITUATED IN THIS POPULAR DEVELOPMENT IN WEETWOOD, JUST OFF THE OUTER RING ROAD PROVIDING EASY ACCESS TO THE MAJOR ROAD NETWORKS AND INTO LEEDS CITY CENTRE. THERE ARE ALSO A NUMBER OF LOCAL SCHOOLS, SPORTS/LEISURE FACILITIES AND THE HOLLIES PARK CLOSE BY. CLICK ON VIRTUAL TOUR OR ON 'FULL DETAILS' FOR LOTS MORE INFORMATION ABOUT THE PROPERTY, THE LOCAL AREA, TRANSPORT LINKS AND SCHOOLS.

The well presented gas centrally heated and UPVC double glazed accommodation comprises an entrance hall with two useful storage cupboards, a lounge with a Juliet balcony overlooking the attractive communal gardens, a fitted breakfast kitchen, two double bedrooms, both with built-in wardrobes, a bathroom and a separate w/c. Externally there are well tended communal gardens and parking available around the development.

The property is leasehold with a 999 years lease from 1961. We understand there is no ground rent and the service charge including buildings insurance is £400 per quarter. Offered with no chain and immediate vacant possession.

Ideal first home, convenient base or investment. Contents available by negotiation keeping potential setting up costs to a minimum. Point to note: Photos taken pre-tenancy.



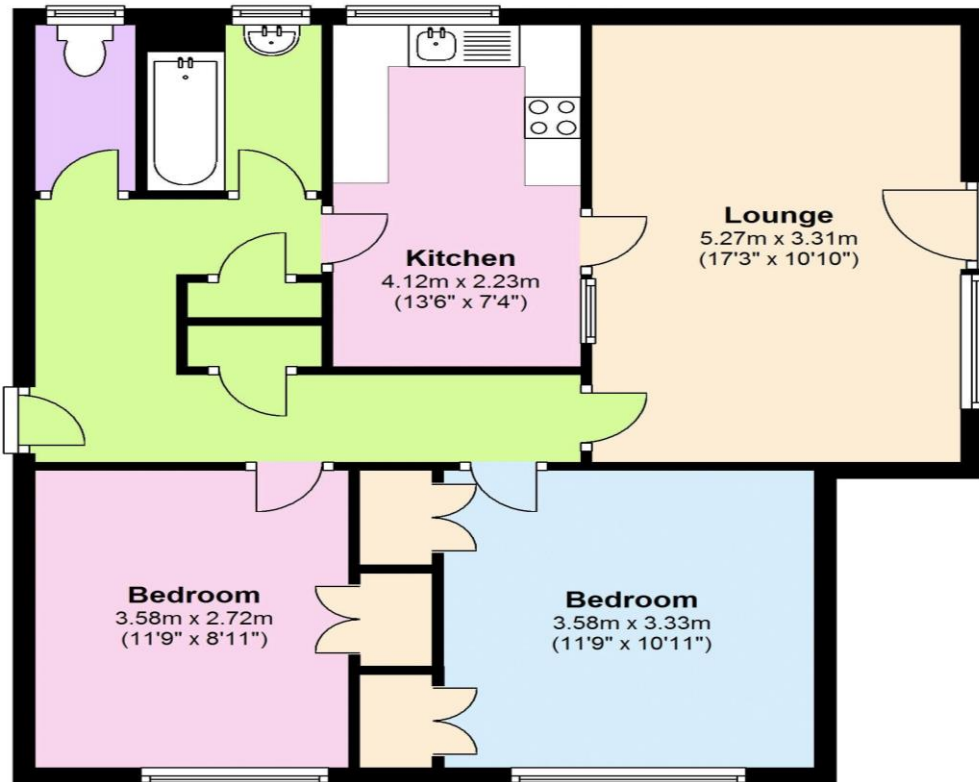


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	80
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		72	
England, Scotland & Wales		EU Directive 2002/91/EC	

Floor Plan

Approx. 69.1 sq. metres (744.1 sq. feet)



Total area: approx. 69.1 sq. metres (744.1 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 - 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.