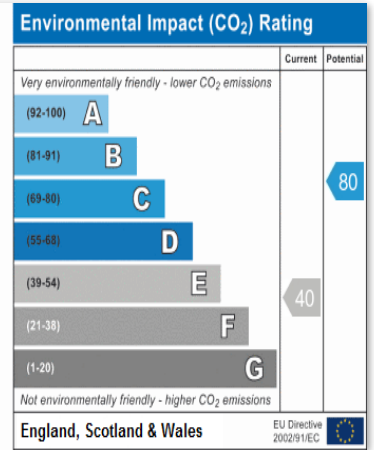
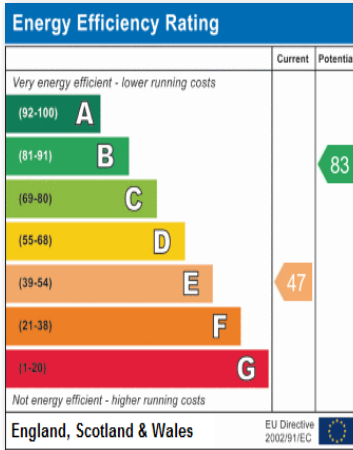




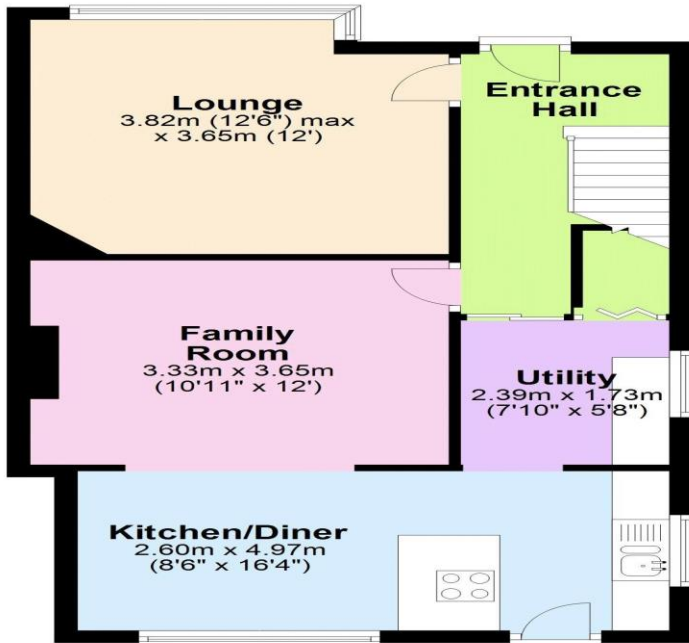
AVAILABLE 18TH OCTOBER 2024 ! An exceptionally lovely home, with new modern, interior plus landscaped front, side and rear gardens! Viewings are essential of this stunning THREE BEDROOM SEMI DETACHED PROPERTY, presented very well, with excellent attention to detail through out, suitable for young families and professionals requiring a higher standard of accommodation located on a cul-de-sac in popular Burley and having direct transport links to the City Centre from Kirkstall Road and within easy reach to the open spaces of Kirkstall Abbey. A particular feature is the uninterrupted views from the much improved rear garden over a school playing fields. Offered unfurnished. Off street parking for two cars. Please note the electric hob is an induction hob. NO EXPENSE SPARED & VIEWING ADVISED! In brief the property comprises; lovely open plan living kitchen with breakfast bar, dining area and additional snug/second sitting area off, utility room, lounge, three bedrooms and a good sized bathroom & wc. Gas centrally heating and upvc double glazed. A deposit equivalent to the first months rent will be required which has to 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.





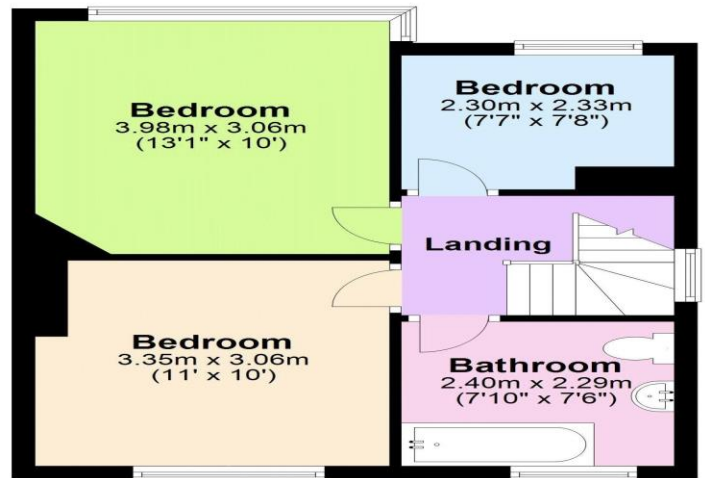
Ground Floor

Approx. 51.8 sq. metres (557.6 sq. feet)



First Floor

Approx. 39.5 sq. metres (424.9 sq. feet)



Total area: approx. 91.3 sq. metres (982.4 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.