



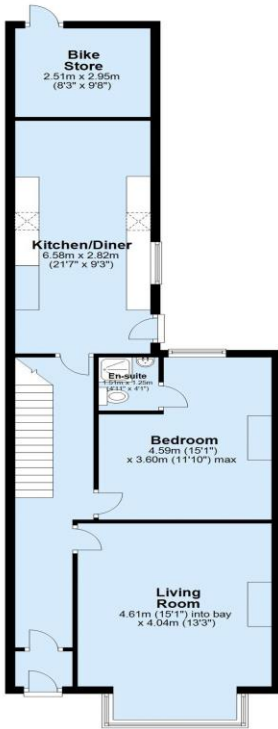
AVAILABLE NOW, 5 ROOMS TO LET IN A FULLY REFURBISHED 5 BEDROOMED SHARED HOUSE - RENT INCLUDES UTILITIES & COUNCIL TAX  
**1 ENSUITE ROOM AVAILABLE @ £600 pcm 4 ROOMS AVAILABLE @ £570 pcm** SITUATED IN THIS ATTRACTIVE LEAFY LOCATION, A SHORT WALK TO BURLEY PARK TRAIN STATION, THE CRICKET & RUGBY GROUNDS AND THE EXTENSIVE AMENITIES, SHOPS, BARS & RESTAURANTS IN HEADINGLEY, WITH EASY ACCESS INTO LEEDS CITY CENTRE AND THE UNIVERSITIES. Ideal for professionals, this very spacious property comprises a tiled entrance hall, a lovely big lounge with a wall mounted TV, a double bedroom with an en-suite shower room w/c, a stunning modern fitted dining kitchen with all new appliances including a dishwasher, American style fridge freezer, electric oven & hob and a another wall mounted TV. Upstairs, there are two double bedrooms each with a feature fireplace, a bathroom w/c and a shower room w/c, plus a very useful laundry room with sink, washing machine and a tumble drier. There are two further double bedrooms on the top floor. Externally there is a garden to the front and ample on street parking and a yard to the rear with access to a cycle store. Lounge sofas and TV's will be included and photos updated when in place. Internal viewing essential to appreciate this lovely period property with very generous room proportions. A deposit of one 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.



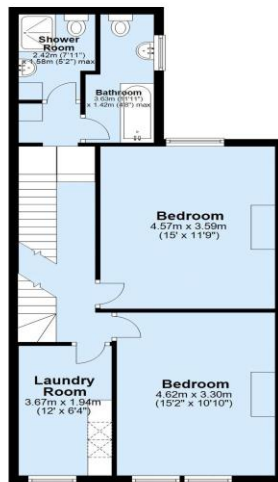


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

**Ground Floor**  
Approx. 77.4 sq. metres (833.0 sq. feet)



**First Floor**  
Approx. 59.8 sq. metres (644.6 sq. feet)



**Second Floor**  
Approx. 35.5 sq. metres (381.7 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.