



Available Now £124.50pppw - Bills include, Gas, Electricity, Water, Broadband & TV Licence (all provided by a third party utility company) WOW! RECENTLY REFURBISHED SPACIOUS BEDROOM IN 4 BEDROOM SHARED PROPERTY, suitable for STUDENTS WITH BRAND NEW COMMUNAL TV INCLUDED. Located close to train station, shops, parkland, the extensive amenities in Headingley and on Kirkstall Road with the city centre & universities within easy reach. All rooms in the property are good sizes including a fitted dining kitchen with integral oven & hob, dishwasher, microwave and large fridge/freezer, a large lounge with bay window, four double bedrooms and two shower rooms. Modern furniture and decor throughout. Vast storage cellar with tumble dryer and separate washing machine, ideal for storage/bikes. Gas central heating, UPVC double glazing and security system installed. Sunny aspect with front garden. This really is a very good property - Viewing essential. Unipol Code Member. A deposit of £250 per person will be required when reserving the property. This will then be registered with the Deposit Protection Service (DPS)



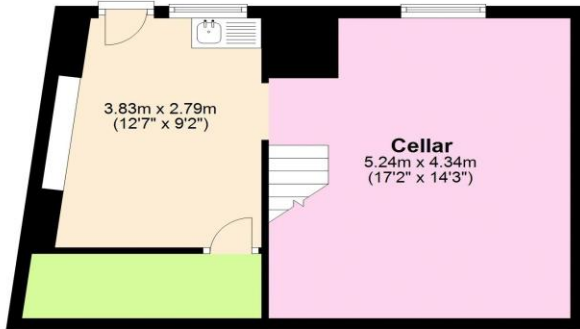


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

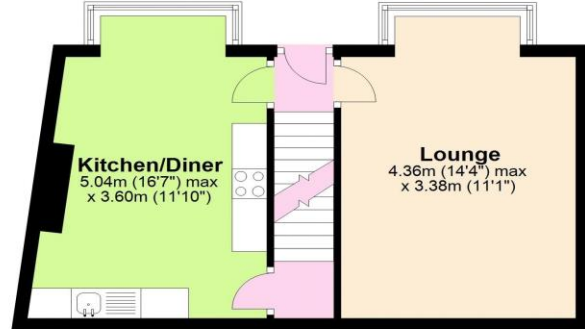
Cellar

Approx. 38.9 sq. metres (418.3 sq. feet)



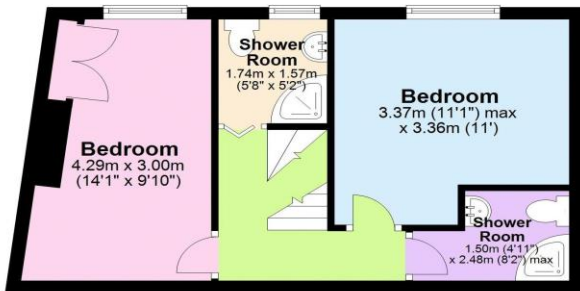
Ground Floor

Approx. 34.4 sq. metres (370.2 sq. feet)



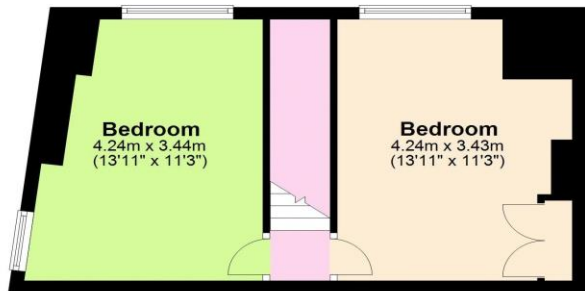
First Floor

Approx. 33.0 sq. metres (355.0 sq. feet)



Attic

Approx. 33.1 sq. metres (356.6 sq. feet)



Total area: approx. 139.4 sq. metres (1500.2 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

Viewings - All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hour's notice.

Council Tax Band - B

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.