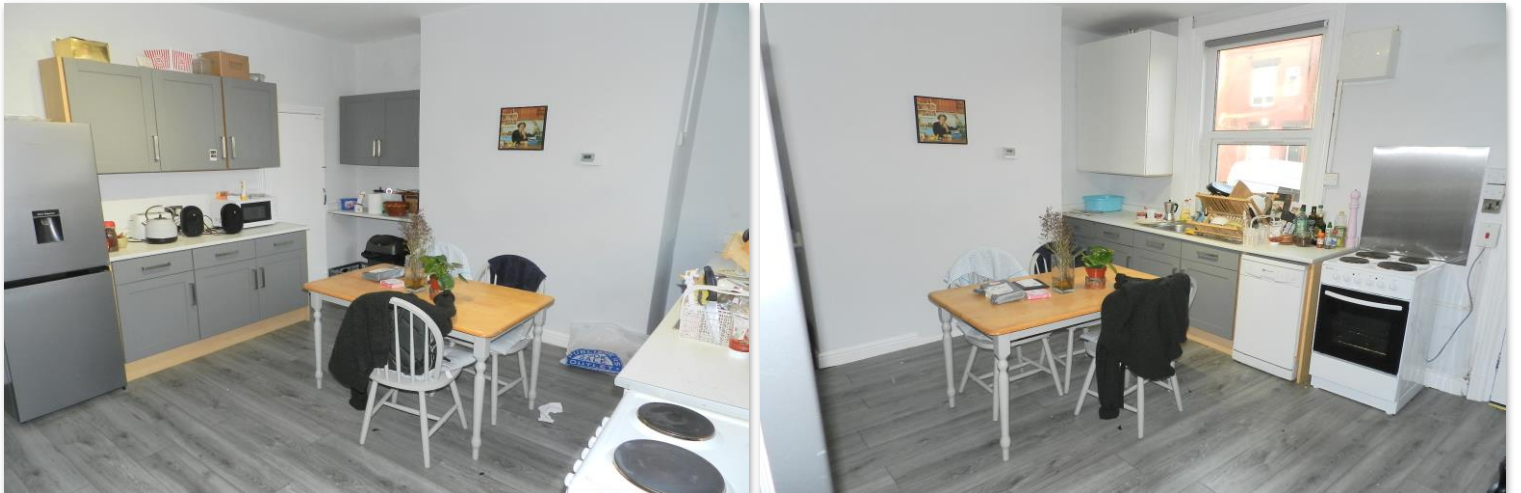




Rent & Bills inclusive package £135 pppw - Available 1st July 2025 Bills include, Gas, Electricity, Water, Broadband & TV Licence (all provided by a third party utility company) A FOUR BEDROOMED TERRACE WITH THREE SHOWER ROOMS & W/Cs. RECENTLY IMPROVED INCLUDING KITCHEN UPGRADES, DECORATION, REPLACEMENT OF SOME CARPETS, FURNITURE, WINDOW BLINDS & A NEW 43" TV.

Particularly spacious FOUR BEDROOM PROPERTY WITH GARDEN - suitable for STUDENTS OR PROFESSIONALS located between Headingley and the Vue Cinema complex in Burley. Refurbished to a very high standard with two new en-suite shower rooms being installed in the top floor bedrooms. Contemporary fitted dining kitchen with Gronje free standing gas cooker, large fridge/freezer, dishwasher and microwave. Modern furniture and decor throughout. TV points in all bedrooms. Stylish, walk-in shower room with WC and wash basin. Large storage cellar with laundry area, washing machine and separate dryer. UPVC double glazing. Gas central heating (new efficient boiler installed May 2015). Security system installed. The property is near Burley Park train station and local amenities. Viewing essential.

Unipol Code Member. A deposit of £250 per person will be required, which will be registered with the Deposit Protection Scheme.





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			
		60	83

EU Directive 2002/91/EC

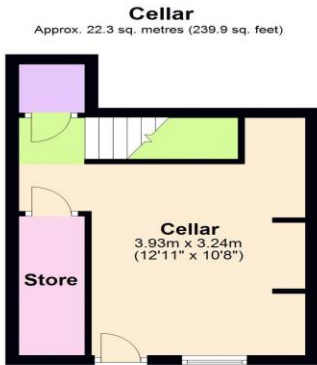
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		52	80

EU Directive 2002/91/EC

Ground Floor
Approx. 39.7 sq. metres (427.2 sq. feet)

Second Floor
Approx. 39.0 sq. metres (419.7 sq. feet)

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



Total area: approx. 139.8 sq. metres (1505.1 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 - 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.