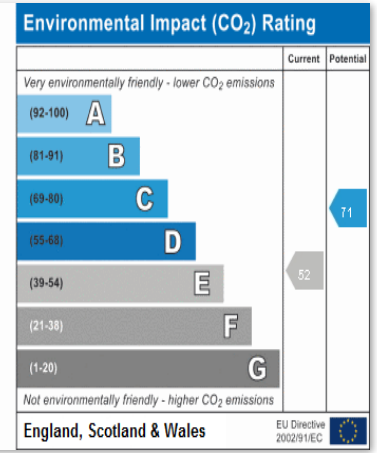
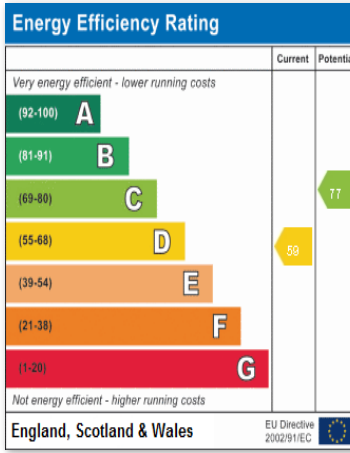




Rent & Bills inclusive package £149 pppw - Available 1st July 2025 Bills include, Gas, Electricity, Water, Broadband & TV Licence (all provided by a third party utility company) A great 3 bed student house in Hyde Park! The property features large, spacious bedrooms and a stunning open plan lounge and kitchen area. Fully furnished and featuring a modern, stylish interior. This is not one to miss! Located in Hyde Park, the property is close to bus routes into both Headingley and the city centre. If you are studying in the city this house is perfect for you, as it is less than a 20 minute walk away from Leeds University! The property is situated within arm's reach of many shops and pubs including Sainsburys local, Co-op, Hyde Park pub and the Hyde Park Picture House. All tenants must provide a UK based guarantor. A deposit of £250 per person will be required when reserving the property. This will then be registered with the Deposit Protection Service (DPS)





### Cellar

Approx. 19.5 sq. metres (209.4 sq. feet)

### Ground Floor

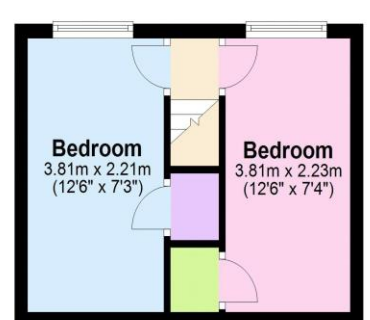
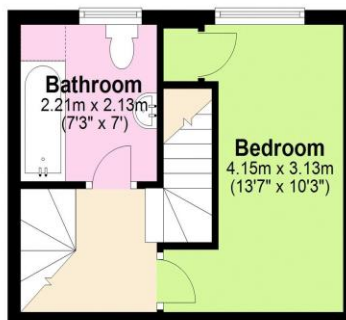
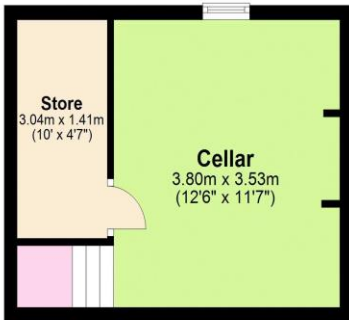
Approx. 20.7 sq. metres (222.5 sq. feet)

### First Floor

Approx. 20.4 sq. metres (220.0 sq. feet)

### Attic

Approx. 20.6 sq. metres (221.5 sq. feet)



Total area: approx. 81.1 sq. metres (873.4 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 -

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.