

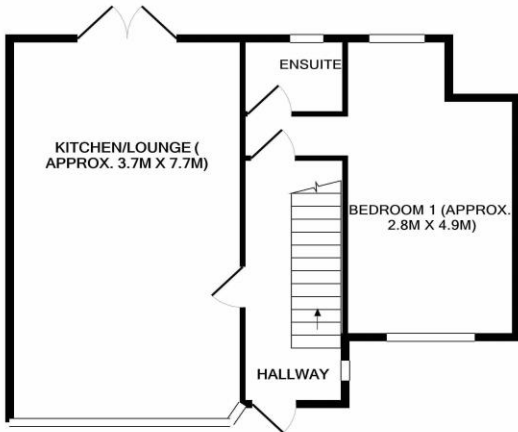
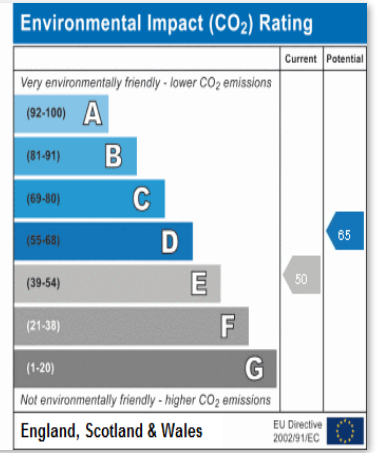
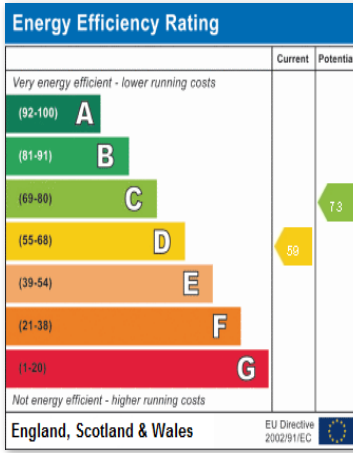


Rent & Bills inclusive package £160 pppw - Available 1st July 2025 Bills include, Gas, Electricity, Water, Broadband & TV Licence (all provided by a third party utility company) Not to be missed! 5x beds & 5x En Suites!!

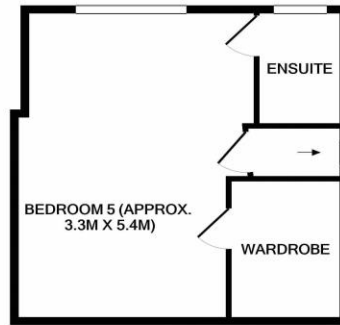
A stunning student property has recently been refurbished to an extremely high standard, and features a beautiful, spacious modern interior. It boasts a large open plan kitchen and lounge area, and 5 spacious bedrooms each complete with en-suite bathroom. To the back of the house sits a private back garden, featuring a large decking area - perfect for summer barbecues! Located just behind Manahatta, the property is just a two minute walk away from central Headingley and close to all pubs, restaurants, shops and main bus routes into the city centre. It also features private off street parking with enough space for up to 2 cars. 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)



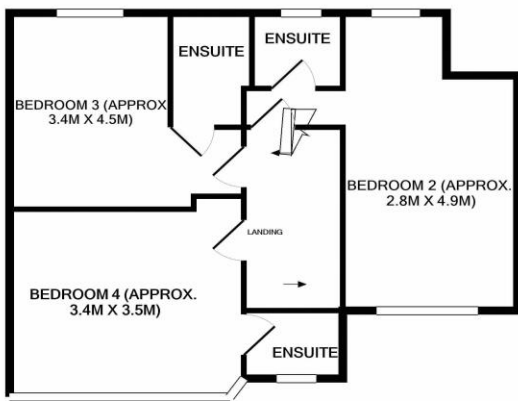


GROUND FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR

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.