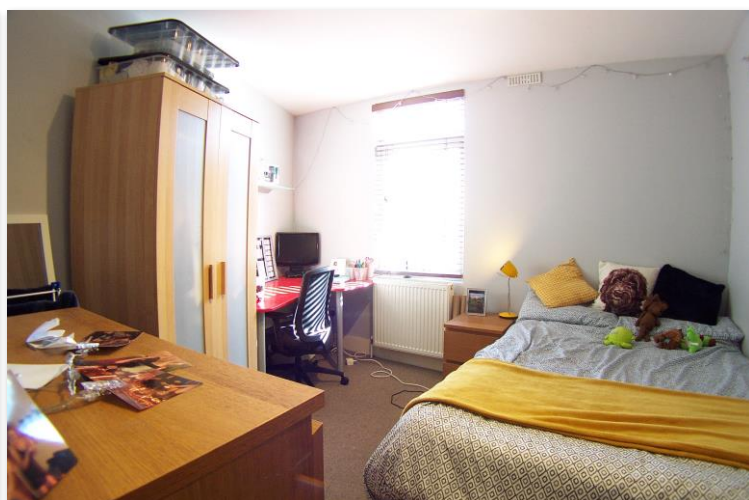


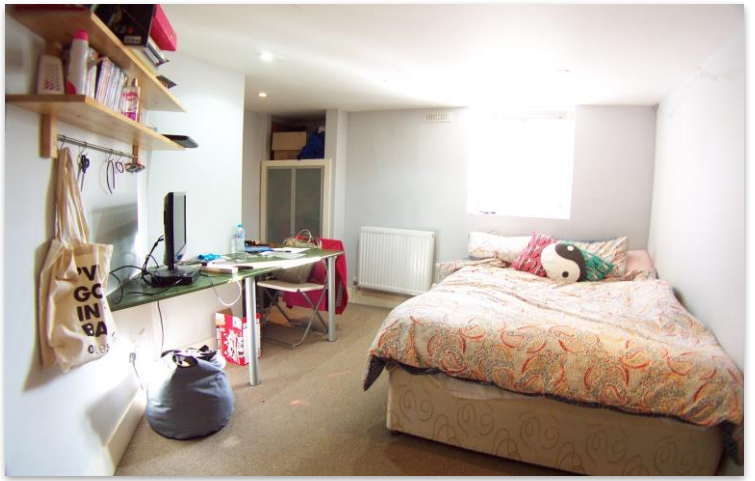


Rent & Bills inclusive package £135 pppw - Available 1st July 2025 Bills include, Gas, Electricity, Water, Broadband & TV Licence (all provided by a third party utility company) **FANTASTIC FOUR DOUBLE BEDROOM TWO BATHROOM STUDENT PROPERTY** only 2 minutes walk from all the shops, bars & cafes of central Headingley. You will have to view this internally to appreciate the sleek contemporary interior, contemporary furniture, extensively fitted kitchen, cool bathroom & additional shower room. This really is a first class property in a highly sought after location. South facing garden - great for sunbathing! 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).

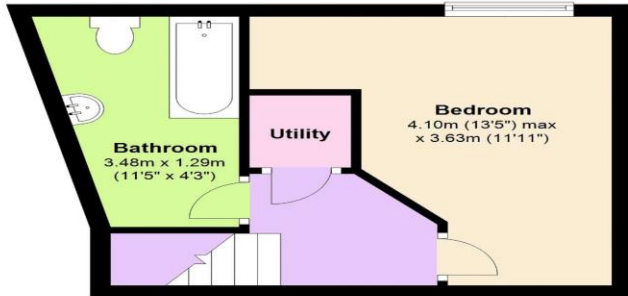




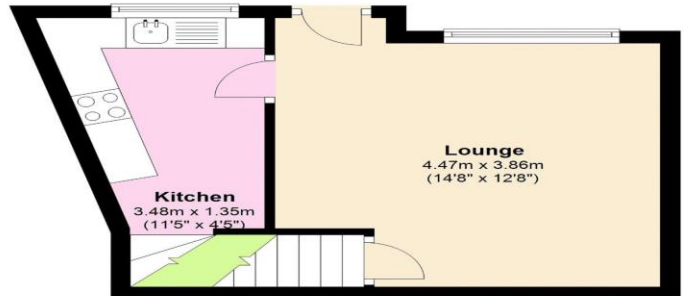


| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92-100) <b>A</b>                           |         |           | (92-100) <b>A</b>                                               |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         | 84        |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         | 56        | (39-54) <b>E</b>                                                | 48      |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England, Scotland & Wales                   |         |           | England, Scotland & Wales                                       |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

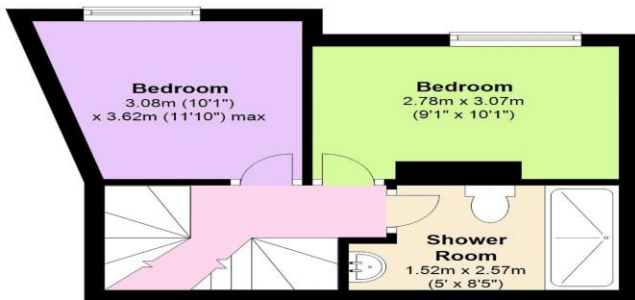
**Lower Ground Floor**  
Approx. 23.2 sq. metres (249.8 sq. feet)



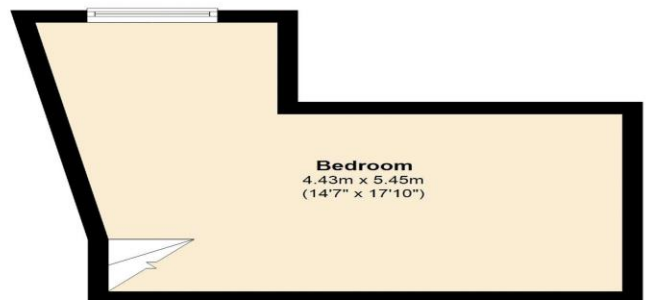
**Ground Floor**  
Approx. 26.2 sq. metres (282.0 sq. feet)



**First Floor**  
Approx. 24.6 sq. metres (265.3 sq. feet)



**Attic**  
Approx. 19.0 sq. metres (204.7 sq. feet)



**Total area: approx. 93.1 sq. metres (1001.8 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.