



AVAILABLE NOW A HIGHLY CONVENIENT & SPACIOUS TWO-BEDROOMED HOME WITH DRIVEWAY AND GARDENS, SITUATED IN THIS SOUGHT-AFTER RESIDENTIAL LOCATION, JUST A FEW MINUTES WALK TO LOCAL SHOPS, AND SCHOOLS AND WITHIN EASY REACH OF THE OUTER RING ROAD AND LEEDS CITY CENTRE. Enjoying a very sunny aspect, the well-presented furnished accommodation, comprises a lovely characterful fitted kitchen, a modern bathroom with shower over bath, and a light & airy through lounge with double glazed patio doors to the garden. Upstairs, there are two double bedrooms, with the master bedroom having built-in wardrobes and loft space. Externally there is off-street parking for two cars, a rear low-maintenance closed garden, and some outside storage. Additional features include, upvc double glazing and gas centrally heated. Ideal for professional singles or couples. A popular residential area, Internal viewing is strongly recommended! A deposit of one month's rent will be required which will be registered with an approved scheme within 30 days of initial

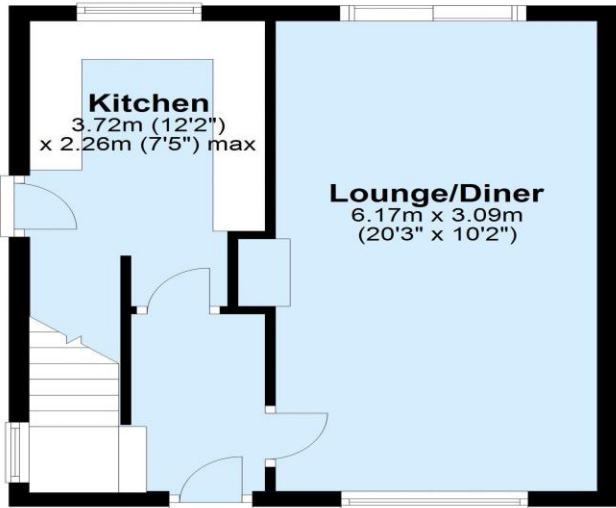




Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

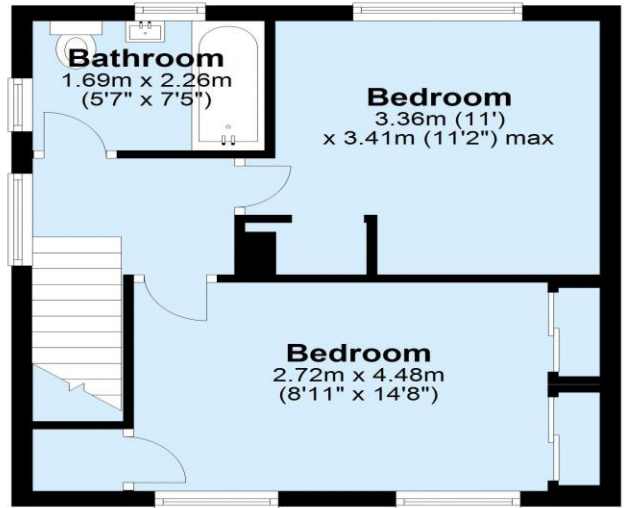
Ground Floor

Approx. 35.7 sq. metres (384.4 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.3 sq. feet)



Total area: approx. 69.3 sq. metres (745.8 sq. feet)

Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
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 - A

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.