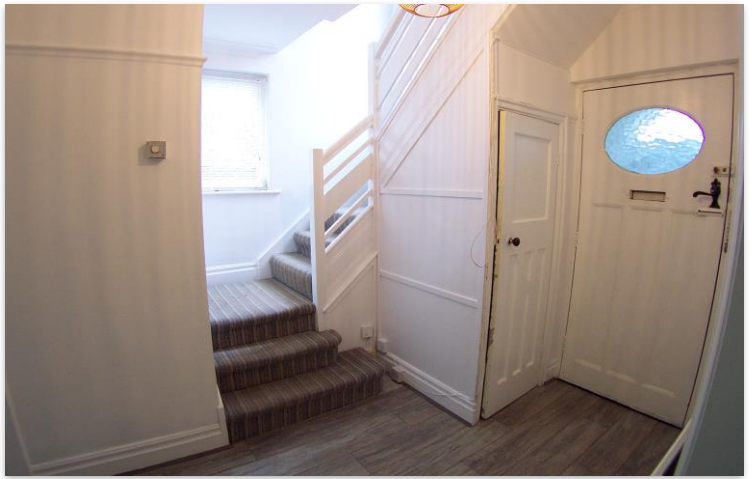




AVAILABLE NOW - A LOVELY THREE BEDROOMED CHARACTERFUL SEMI-DETACHED PROPERTY IDEAL FOR A FAMILY OR PROFESSIONAL COUPLE SITUATED IN THIS ATTRACTIVE LEAFY CRESCENT, A STONE'S THROW FROM HEADINGLEY CRICKET GROUND AND EXTENSIVE AMENITIES, WITH LOCAL SCHOOLS, LEEDS CITY CENTRE, UNIVERSITIES AND HOSPITALS ALL WITHIN EASY REACH. Offered unfurnished this deceptively spacious and well planned accommodation briefly comprising a welcoming entrance hall, a lounge with semi-circular bay window, a dining room with a similar semi-circular bay window, a modern fitted kitchen and a downstairs guest w/c; Upstairs there are two double bedrooms, the master having a substantial range of fitted wardrobes, a spacious tiled bathroom and a separate w/c and a third smaller bedroom. Externally, there is lots of outside space with driveway and gardens to the front, side and rear. Permit parking applies to on street parking. Tenants will be responsible for maintaining the gardens during the tenancy. A deposit of £1295 will be required which



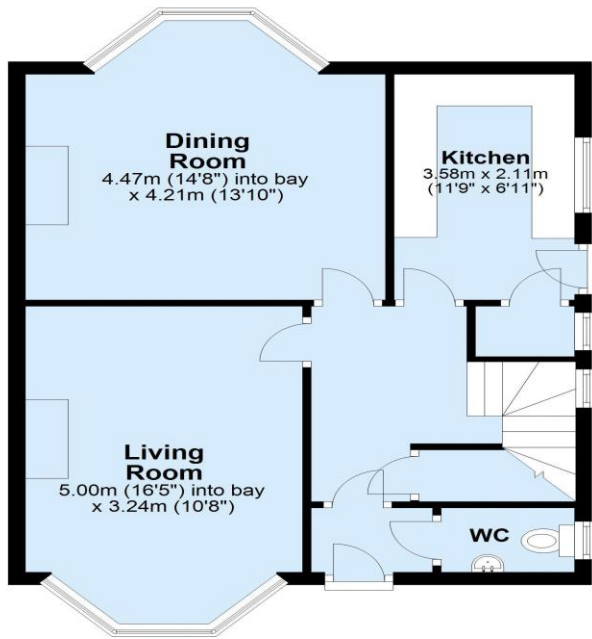




Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

### Ground Floor

Approx. 51.4 sq. metres (553.5 sq. feet)



### First Floor

Approx. 48.9 sq. metres (526.5 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 - D

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.