



AVAILABLE NOW - A LOVELY THREE BEDROOMED FURNISHED SEMI-DETACHED PROPERTY IN THE HEART OF HEADINGLEY, A SHORT WALK TO EXTENSIVE AMENITIES, THE CRICKET GROUND AND WITHIN EASY REACH OF LEEDS CITY CENTRE, UNIVERSITIES AND HOSPITALS. Ideally suited to a family or a couple of professionals, the well presented gas centrally heated & UPVC double glazed accommodation comprises an entrance hall, a lounge, an open plan modern fitted kitchen and dining area, two double bedrooms, a single bedroom/study and a modern bathroom suite. Externally there are gardens to the front and rear with a drive for off street parking. Point to note: Due to local planning restrictions, the property cannot be let to three or more unrelated people.

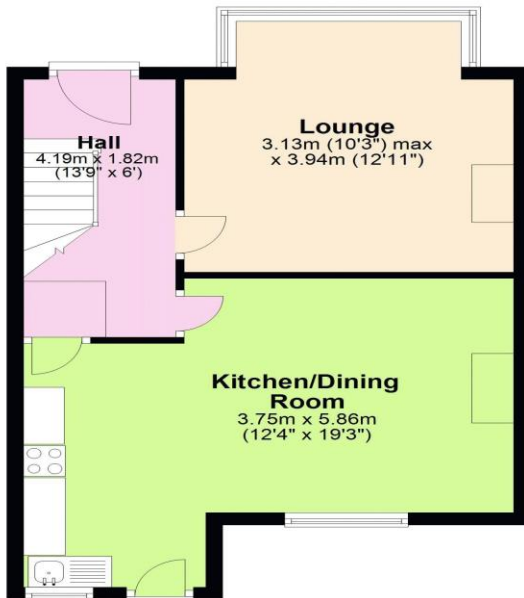
A deposit equal to the first months rent will be required which will be registered with an approved scheme within 30 days of initial payment. A holding deposit of £100 is required when making an application. If the application is approved the holding deposit will go towards the first month's rent payment.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor
Approx. 45.0 sq. metres (484.5 sq. feet)



First Floor
Approx. 42.1 sq. metres (453.2 sq. feet)



Total area: approx. 87.1 sq. metres (937.7 sq. feet)

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.