



AVAILABLE 7TH MAY 2025 - SITUATED IN A HIGHLY SOUGHT AFTER & PRESTIGIOUS DEVELOPMENT IS THIS LOVELY SECOND FLOOR THREE DOUBLE BEDROOM APARTMENT, OFFERING SPACIOUS AND TASTEFULLY PRESENTED ACCOMMODATION, WITH ATTRACTIVE PRIVATE LEAFY VIEWS. This lovely and larger than average property is situated in this select development, with undercroft secure parking, communal gardens and a lift to all floors. Internal viewing is essential to appreciate the room proportions AND QUALITY OF ACCOMMODATION, comprising a large welcoming entrance hall, good sized lounge & dining area with a bay window, a modern fitted breakfast kitchen with a range of integrated appliances, three double bedrooms, one with en-suite shower room w/c, a bathroom w/c with shower over bath and a useful large storage cupboard off the entrance hall. Other features include central heating, UPVC double glazing, recessed spotlighting to some rooms, lovely oak effect internal doors and presented very well! Located in Far Headingley, a short walk to extensive amenities and within easy reach of the outer ring road & Leeds city centre. 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.

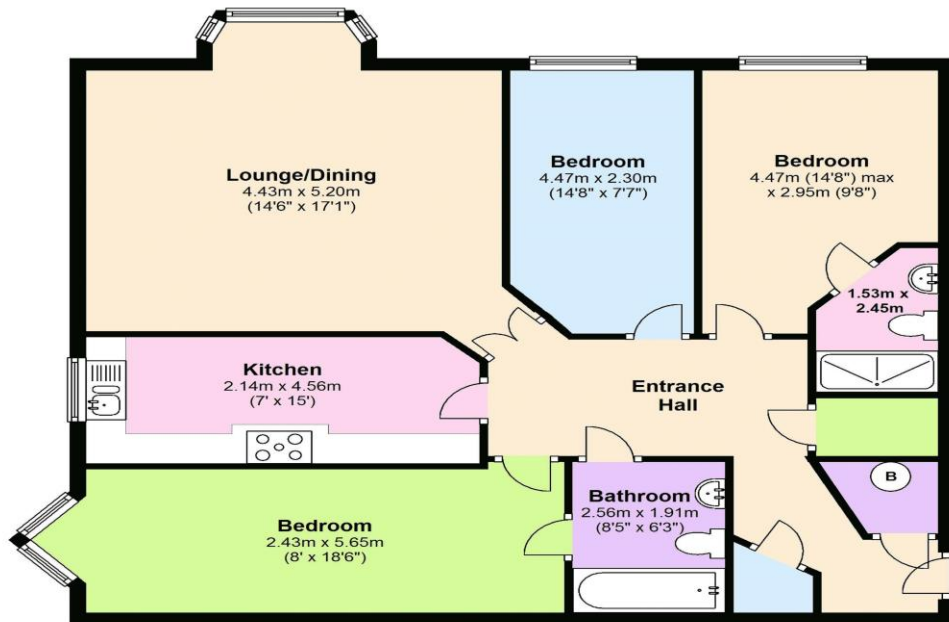




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		81	83
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		83	84
England, Scotland & Wales		EU Directive 2002/91/EC	

**Floor Plan**  
Approx. 99.8 sq. metres (1073.7 sq. feet)



**Total area: approx. 99.8 sq. metres (1073.7 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** - 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.