

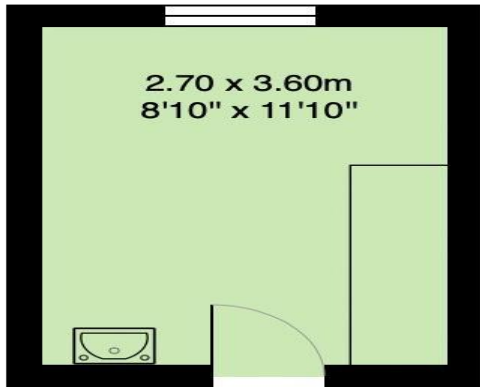


SENSIBLY PRICED STUDENT ACCOMODATION WITHIN THIS CHARACTERFUL STONE CONVERSION! ALL RENTS ARE INCLUSIVE OF BILLS. Ideal for those looking for 1 x bedroomed student accomdation, close to many local amenities in Headingley, easy reach to the Universities and city centre! The on site development provides a mixture of studios, pods and self contained flatlets, with communal grounds, parking, secure bike store, common/games room with Pool table and a shared laundry room. Properties are available to move in asap. The prices are as follows; PODS AT £105pppw (Shared Kitchen & Bathroom) EN SUITE BEDROOMS £110pppw - ALL GONE CLASSIC STUDIO £140pppw (Own kitchenette & shower room) SUPERIOR STUDIO £150pppw (Own kitchenette & shower room) Providing a more self contained layout. All bills are included in the rent including Wifi, which is password protected per room. The Landry is room is payable by per wash and paid for by tenants via an app. The devemopment is purpose build student accomodation and can only be let to students. On site parking is available subject to charges. A deposit 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.

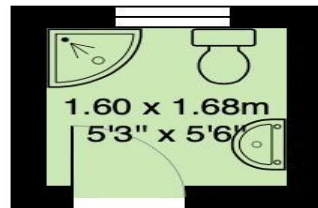




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Pod Example



Shared Bathroom

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 -

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.