



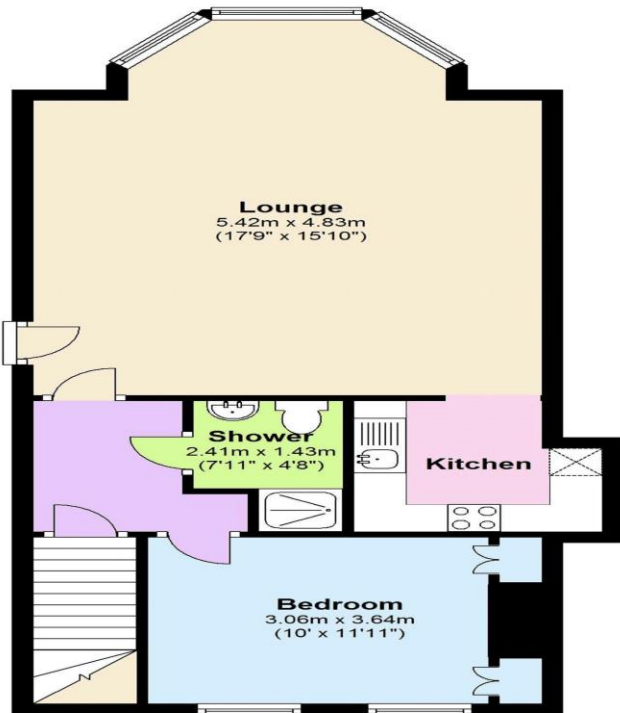
AVAILABLE NOW - A truly magnificent two bedroom duplex apartment with stunning period features including a HIGHLY CHARACTERFUL OAK PANELLED SITTING ROOM and a BEAUTIFUL OPEN STONE FIREPLACE, all within this prestigious converted residence in the heart of Headingley!! Presented to a very high standard with excellent attention to detail it provides a luxury mix of traditional and contemporary accommodation throughout, fully furnished and offers secure gated communal parking and an integrated garage. The layout comprises;; a ground floor large lounge with beautiful bay window enjoying private & lovely front garden views, a modern fitted kitchen, separate shower room & w/c and a double bedroom. The lower ground floor has a further second double bedroom with an ensuite bathroom & w/c and patio doors to an outside enclosed yard. Externally, there is stone walled secure parking and very well managed communal gardens. A highly sought after location very convenient for all transport links, University and Leeds City Centre.





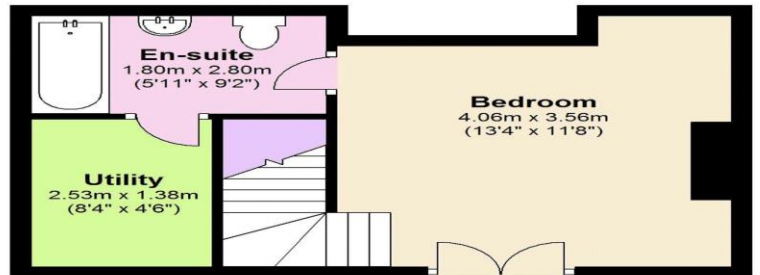
Ground Floor

Approx. 57.8 sq. metres (622.6 sq. feet)



Lower Ground Floor

Approx. 28.9 sq. metres (310.6 sq. feet)



Total area: approx. 86.7 sq. metres (933.2 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 - B

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.