

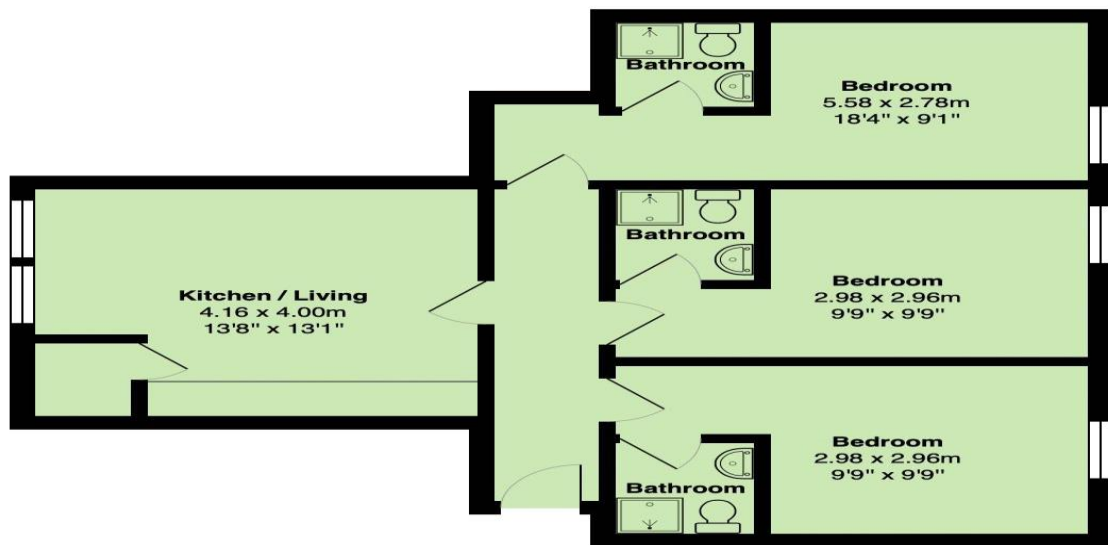


Available NOW - 3X ENSUITE BEDROOMS - internal viewing strongly recommended! A WELL PRESENTED THREE BEDROOMED TOP FLOOR FLAT, SITUATED VERY CLOSE TO AND WITHIN EASY WALKING DISTANCE TO THE MAIN UNIVERSITIES, LEEDS CITY CENTRE AND THE OPEN SPACES OF HYDE PARK. The flat is equipped with three good sized bedrooms, each with their own shower room & w.c and also comprises of a spacious open plan modern living kitchen. Gas centrally heated. Externally there is communal shared on site parking. A deposit of £250 per person will be required when reserving the property. This will then be registered with the Deposit Protection Service (DPS) There is a Bills inclusive option available at an additional £29 PPPW (inclusive of: gas, electricity, water, TV licence and fibre internet). Please note: The bills inclusive option is provided by a third party utility company so your agreement will be between you and the Utility company. If you decide to proceed with the bills inclusive option, Castlehill will forward your details to the Utility company and they will contact you directly. All future utility queries should be directed to the Utility supplier.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Total Area: 65.3 m² ... 703 ft²

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 - A

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.