



3X DOUBLE BEDROOMS PLUS SHOWER ROOM W/C AND BATHROOM W/C. **Available from 1st October 2025.** Viewings are an absolute must to appreciate the **THREE EQUALLY SIZED BEDROOMS**, one with en suite shower room & w/c, spacious back to back home, providing modern comfortable accommodation for professionals or mature students, situated in Burley, highly convenient for the City Centre, numerous local amenities including the Vue Cinema Complex and Burley Park Train station a short walk away! Offered furnished - the property comprises; Lounge with period fireplace, modern fitted kitchen, lower ground floor bedroom with en suite shower room & w/c, first floor double bedroom and house bathroom & w/c with shower over the bath and a further extra large third bedroom on the second floor with dormer window and open views!! Additional features include, gas centrally heating and upvc double glazing. The property also enjoys a sunny morning aspect with a low maintenance front garden for some outside space!! A deposit equivalent to one 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		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Lower Ground Floor

Approx. 17.8 sq. metres (191.5 sq. feet)

Ground Floor

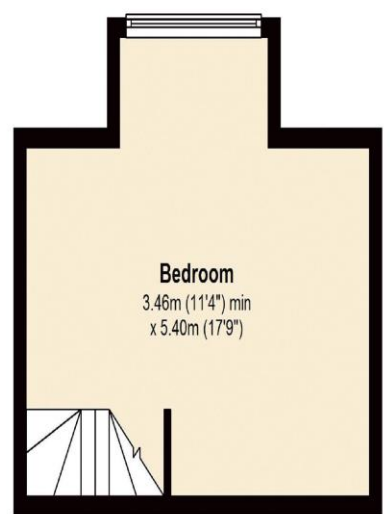
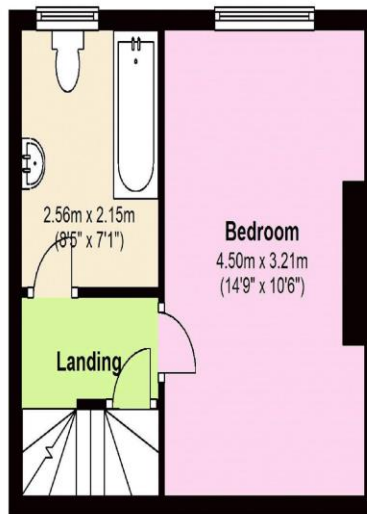
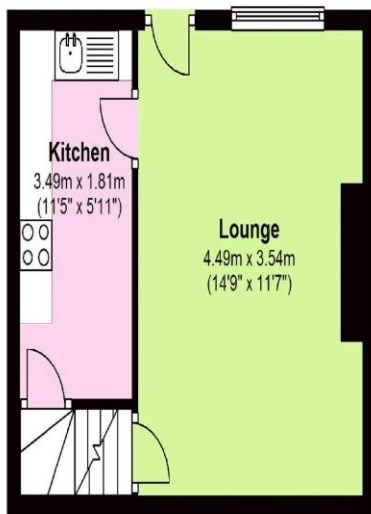
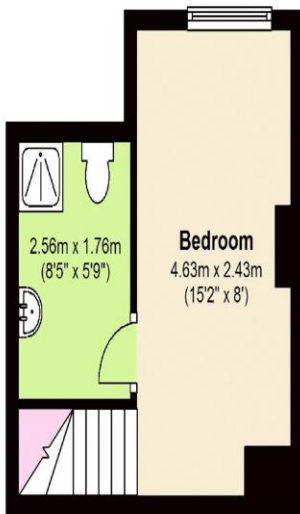
Approx. 24.4 sq. metres (262.5 sq. feet)

First Floor

Approx. 24.8 sq. metres (267.4 sq. feet)

Attic

Approx. 21.3 sq. metres (228.7 sq. feet)



Total area: approx. 88.3 sq. metres (950.1 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 - 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.