



Available 22nd November 2025 - A lovely & characterful TWO BEDROOMED ELEVATED GROUND FLOOR APARTMENT, well presented with original hard wood exposed floors and beautiful garden views! Situated in a popular residential area, it is within easy reach of Headingley's high street; shops, bars & restaurants, short walk to the doctors surgery & Headingley train station and ideal for easy access to major road networks. Recently redecorated, we strongly advise viewing to appreciate the modern spacious home with good sized rooms and a contemporary kitchen & bathroom with separate shower enclosure. The apartment has beautiful views over the communal garden and benefits from a large garage for storage. Ideal for single or professional couples. Being offered part furnished or unfurnished. Additional features include upvc double glazing and gas centrally heated. There is also one allocated parking space for a small car via a shared access drive. . A deposit equal to the 1st 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.

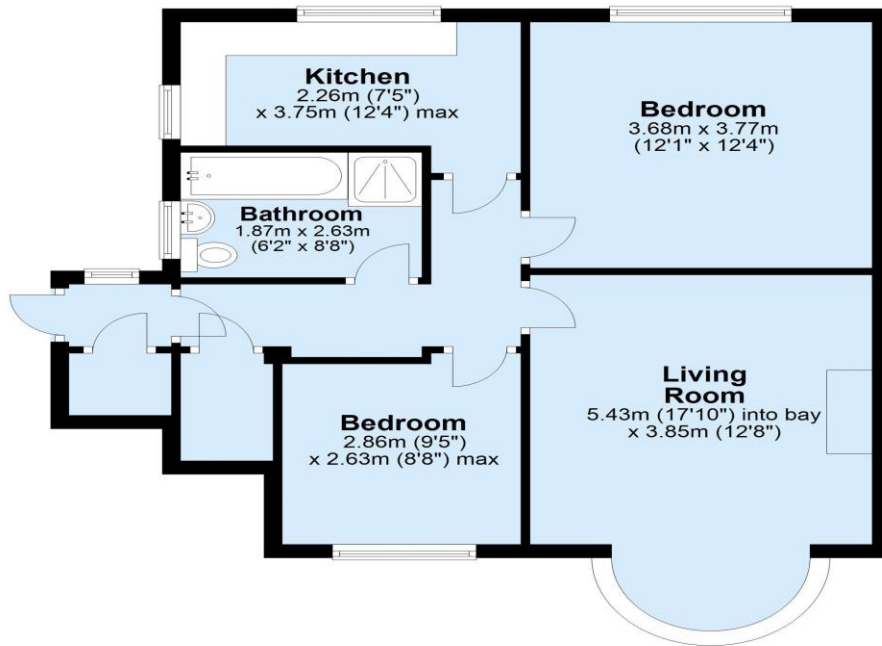




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor

Approx. 62.4 sq. metres (671.2 sq. feet)



Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement. 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.