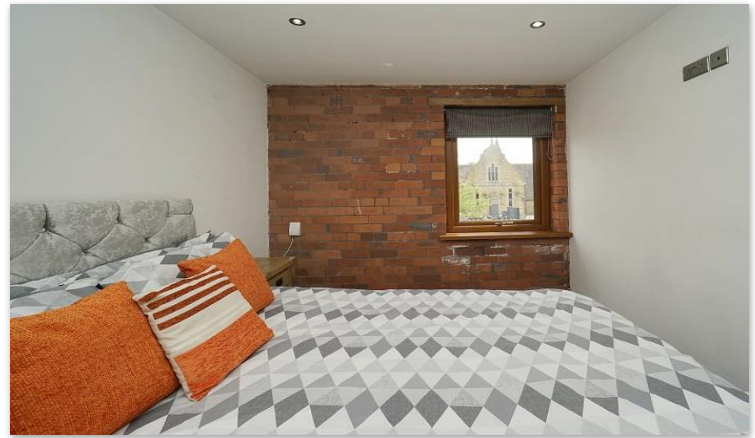




£160 pppw including electric - Available 1st July 2026 for 12 months! We are delighted to offer this stunning 3 bed en-suite flat in central Headingley! The property features three large double en-suite bedrooms each containing a stunning rustic feature wall, as well as a spacious open plan kitchen and lounge. Fully furnished throughout including TV and dishwasher, and located within a private gated courtyard, which has private parking available for a small fee (please ask for more details). This property offers stylish student living at a fantastic price. Early viewing advised! A deposit of £200 per person will be required when reserving the property. This will then be registered with the Deposit Protection Service (DPS) All tenants must provide a UK based guarantor. Please note tenants are responsible for the following charges: Gas, Water, WiFi, TV License, Council Tax (if applicable).





## Energy Efficiency Rating

|                                                                                                                                                                 | Current | Potential |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i>                                                                                                              |         |           |
| (92-100) <b>A</b>                                                                                                                                               |         |           |
| (81-91) <b>B</b>                                                                                                                                                |         |           |
| (69-80) <b>C</b>                                                                                                                                                | 77      | 77        |
| (55-68) <b>D</b>                                                                                                                                                |         |           |
| (39-54) <b>E</b>                                                                                                                                                |         |           |
| (21-38) <b>F</b>                                                                                                                                                |         |           |
| (1-20) <b>G</b>                                                                                                                                                 |         |           |
| <i>Not energy efficient - higher running costs</i>                                                                                                              |         |           |
| <b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small>  |         |           |

## Environmental Impact (CO<sub>2</sub>) Rating

|                                                                                                                                                                   | Current | Potential |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>                                                                                             |         |           |
| (92-100) <b>A</b>                                                                                                                                                 |         |           |
| (81-91) <b>B</b>                                                                                                                                                  |         |           |
| (69-80) <b>C</b>                                                                                                                                                  | 78      | 78        |
| (55-68) <b>D</b>                                                                                                                                                  |         |           |
| (39-54) <b>E</b>                                                                                                                                                  |         |           |
| (21-38) <b>F</b>                                                                                                                                                  |         |           |
| (1-20) <b>G</b>                                                                                                                                                   |         |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>                                                                                             |         |           |
| <b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small>  |         |           |

### 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.