



£130 pppw Available 4th June 2026 OR Rent & Bills inclusive package £160 pppw. Bills include, Gas, Electricity, Water, Broadband & TV Licence (all provided by a third party utility company) A MUST SEE, HUGE 3X BED & 3X BATHROOMED BACK OT BACK, RECENTLY IMPROVED INTERIOR & LOCATED IN A VERY POPULAR BURLEY! A larger than average three bedroomed home, with recently improved very spacious accommodation over four levels, including each bedroom with their own high quality shower room & wc. The property has been tastefully repainted, some new carpets and is furnished very well. There is lovely stylish open plan modern kitchen into lounge and it is located in very central, sought after position i Burley within walking distance to Headingley, doorstep amenities and Burley Park Train Station a few minutes walk! NOT TO BE MISSED, an ideal size for a group of three mature students or professionals looking for space and a homely base! Externally, it enjoys a sunny aspect and some valuable sitting out space! Unipol Code Member. A deposit of £200 per person will be required when reserving the property. This will then be registered with the Deposit Protection Service (DPS)

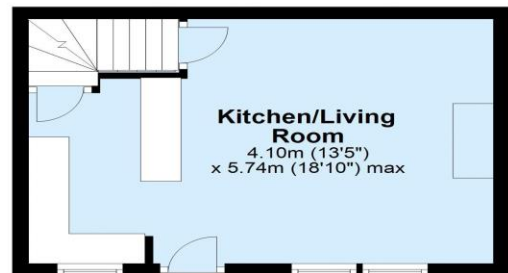
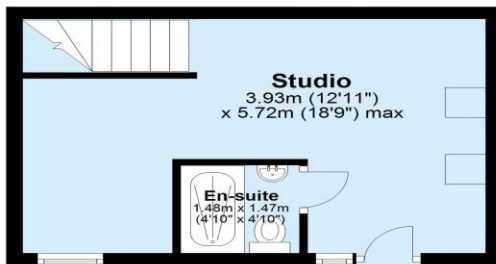




Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

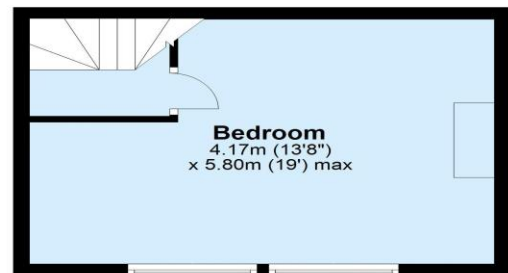
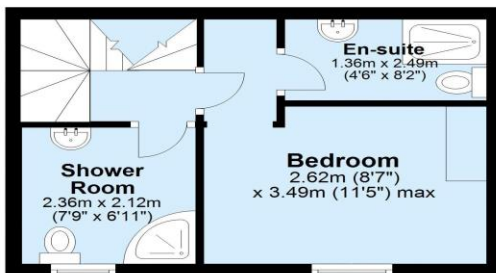
Lower Ground Floor
Approx. 22.5 sq. metres (241.8 sq. feet)

Ground Floor
Approx. 12.7 sq. metres (136.5 sq. feet)



First Floor
Approx. 23.6 sq. metres (253.9 sq. feet)

Second Floor
Approx. 23.7 sq. metres (255.5 sq. feet)



Total area: approx. 82.5 sq. metres (887.7 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 - 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.