



£133 pppw Available 17th June 2026 OR Rent & Bills inclusive package £163 pppw. Bills include, Gas, Electricity, Water, Broadband & TV Licence (all provided by a third party utility company) Wow! Be the first to view this impressive newly refurbished 3x'EN SUITE' BEDROOMED, very tastefully presented back to back. Situation in an extremely convenient location, close to Universities & Headingley's centre & Burley Park train station only 1 minutes walk away with just one stop to the City!! Providing exceptionally well presented, quality accomodation with a brand new interior and contents, mixing a balance of 'luxury' and popular characterful features, we are sure you will love! The attention to detail and space is excellent including 3 x very good sized bedrooms each with their own spacious 'en suite' shower room & wc, a stunning fitted kitchen with built in appliances & LED lighting, open plan to the sitting room, lots of exposed original feature brick walls and furnished beautifully throughout!! There are wall mounted TV's included in all the bedrooms including the lounge and the garden to the front of the property is due to be landscaped & re paved!! It is gas centrally heated and upvc double glazed. The landlords will also include a fortnightly cleaner to the communal areas!! Viewings are a must & urge early internal inspection to avoid disappointment! 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)

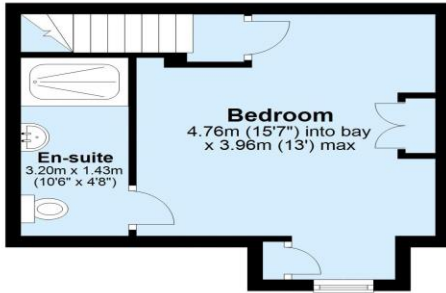




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

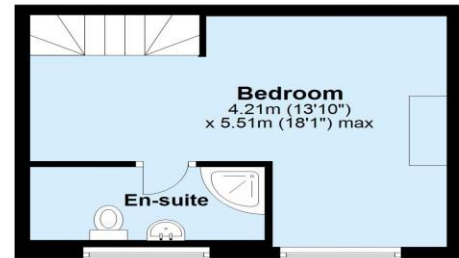
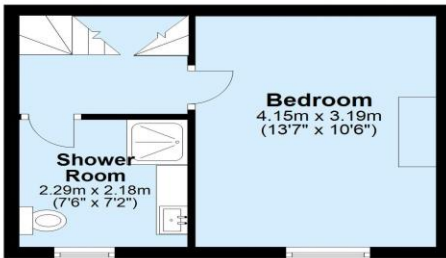
Lower Ground Floor
Approx. 23.2 sq. metres (250.1 sq. feet)

Ground Floor
Approx. 23.7 sq. metres (254.9 sq. feet)



First Floor
Approx. 22.8 sq. metres (245.3 sq. feet)

Second Floor
Approx. 23.0 sq. metres (247.3 sq. feet)



Total area: approx. 92.7 sq. metres (997.7 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.