



Available NOW - A LOVELY CHARACTERFUL AND VERY WELL PRESENTED TWO/THREE BEDROOMED BACK TO BACK SITUATED IN THIS HIGHLY POPULAR AND VERY CONVENIENT LOCATION, A SHORT WALK TO EXTENSIVE AMENITIES, LEISURE FACILITIES AND HEADINGLEY TRAIN STATION. Having gas central heating and UPVC double glazing, the property offers very attractive and characterful accommodation featuring many period features including stripped pine and polished floorboards and a wood burning stove within a large attractive brick fireplace. In brief it comprises; lounge with bay window, fitted kitchen with integrated appliances, storage cellar, two generous double bedrooms, a small study and modern bathroom with shower over bath. The property has recently been repainted to most areas and is tastefully furnished. Externally there is an easily maintained garden featuring lawn and paved dining area. A very good quality home and in a very sought-after location, ideal for professional single & couples ! EARLY VIEWING ADVISED! A deposit equivalent to the first 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+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             | <b>86 B</b> |
| 69-80 | <b>C</b>      |             |             |
| 55-68 | <b>D</b>      | <b>61 D</b> |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |

### Cellar

Approx. 28.2 sq. metres (303.3 sq. feet)

### Ground Floor

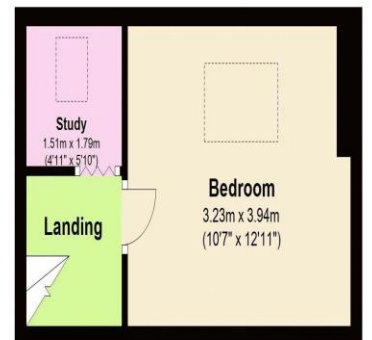
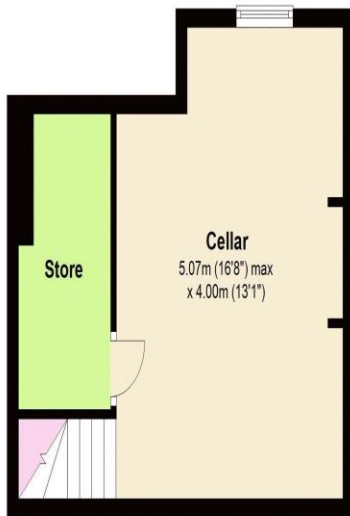
Approx. 24.6 sq. metres (265.3 sq. feet)

### First Floor

Approx. 24.0 sq. metres (258.8 sq. feet)

### Attic

Approx. 18.7 sq. metres (200.8 sq. feet)



Total area: approx. 95.5 sq. metres (1028.2 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.