



£125pppw Available 1st July 2026 Quality 4 X bed house in the centre of Headingley – you cannot get a more central location! Located across the road from Headingley Taps, the property is just a two minute walk away from all pubs, restaurants, shops and main bus routes into the city centre. It features a bright, spacious modern kitchen complete with dishwasher, and large furnished bedrooms. You won't want to miss this one! **Rent & Bills inclusive package £151 pppw** Bills include, Gas, Electricity, Water, Broadband & TV Licence (all provided by a third party utility company) A deposit of £200 per person will be required when reserving the property. This will then be registered with the Deposit Protection Service (DPS) UK based guarantors required.

Please note: The bills inclusive option is provided by a third party utility company so your agreement will be between you and the Utility company. If you decide to proceed with the bills inclusive option, Castlehill will forward your details to the Utility company and they will contact you directly. All future utility queries should be directed to the Utility supplier.

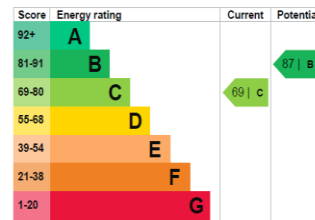




Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



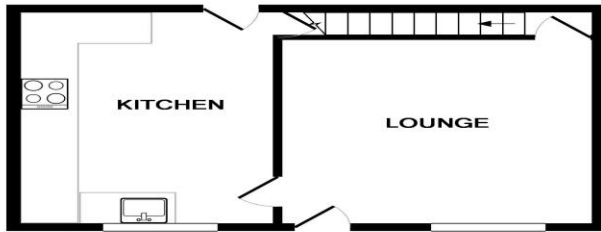
The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

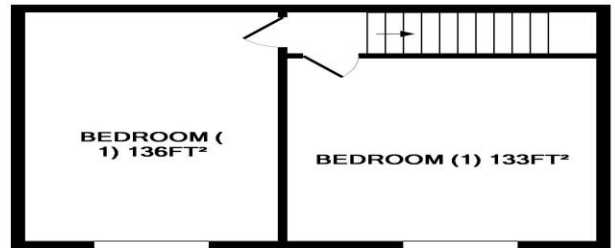
Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

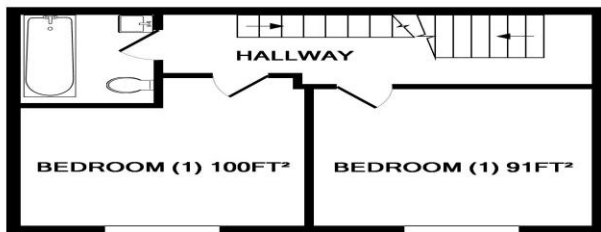
the average energy rating is D
the average energy score is 60



GROUND FLOOR
APPROX. FLOOR
AREA 26.1 SQ.M.
(281 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 28.2 SQ.M.
(304 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 26.1 SQ.M.
(281 SQ.FT.)

TOTAL APPROX. FLOOR AREA 80.4 SQ.M. (866 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2010

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.