castlehill
Estate Agents

Flat 4, 28 Clarendon Road
Leeds LS2 9NZ

£95.00 pppw



AVAILABLE 28TH JULY 2022- RENT IS INCLUSIVE OF WATER AT £95.00 pppw - A LOVELY MODERN & SPACIOUS 3 BEDROOM FIRST FLOOR APARTMENT SITUATED IN THIS HIGHLY CONVENIENT LOCATION, A SHORT WALK TO LEEDS CITY CENTRE, THE MAIN UNIVERSITIES AND HOSPITALS. Providing light & airy gas centrally heated accommodation comprising four double bedrooms, a bathroom w/c with shower over bath and an open plan living kitchen. **Ideal for mature students or professionals. Each flat has its own gas supply and the tenant is responsible for registering with whichever utility company they choose and their relevant payment terms. Electricity is supplied via the landlord and charged out to the tenant monthly. Point to note: there is no parking with this flat.** A deposit of £250 per person 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.





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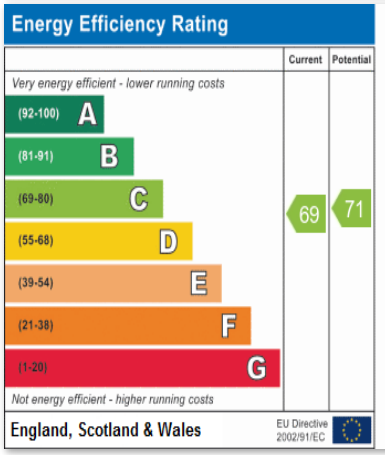
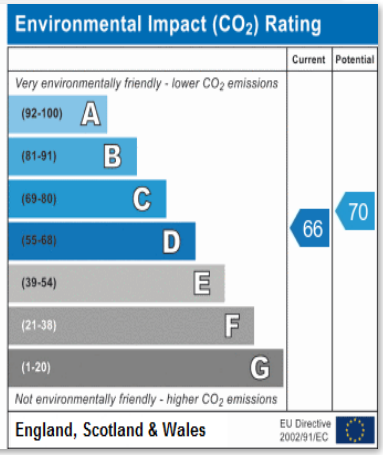
Leeds Estate Agents Surveyors & Valuers Association
The Property Ombudsman
OnTheMarket.com coming 26 January 2015
Your Sales and Lettings Specialist in North Leeds





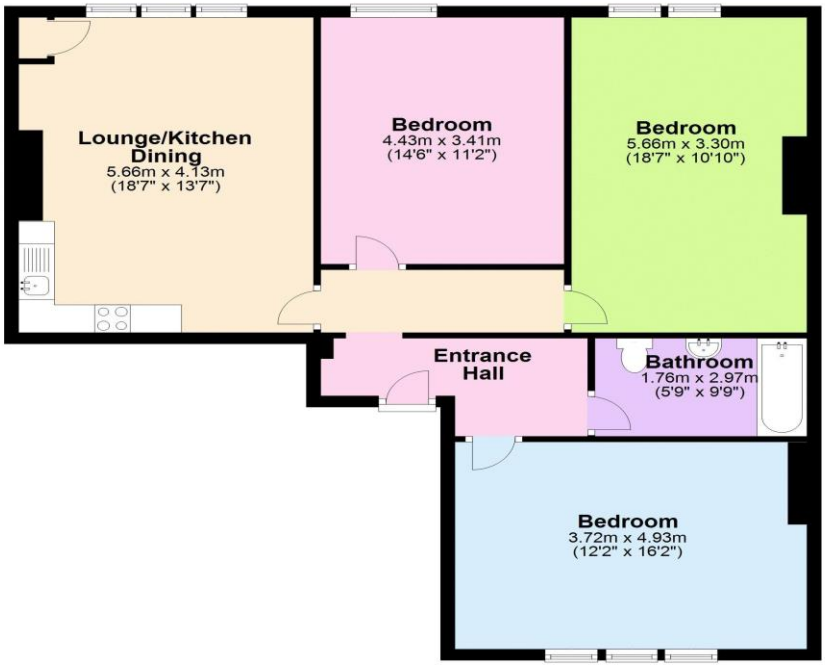






Floor Plan

Approx. 92.6 sq. metres (996.7 sq. feet)



Total area: approx. 92.6 sq. metres (996.7 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. A guarantor application form can be emailed, collected from the office or downloaded from our website or click this link. 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 -** C

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.