Castlehill
Estate & Letting Agents

24 Mayville Road Hyde Park
Leeds LS6 1NF

£99 pppw

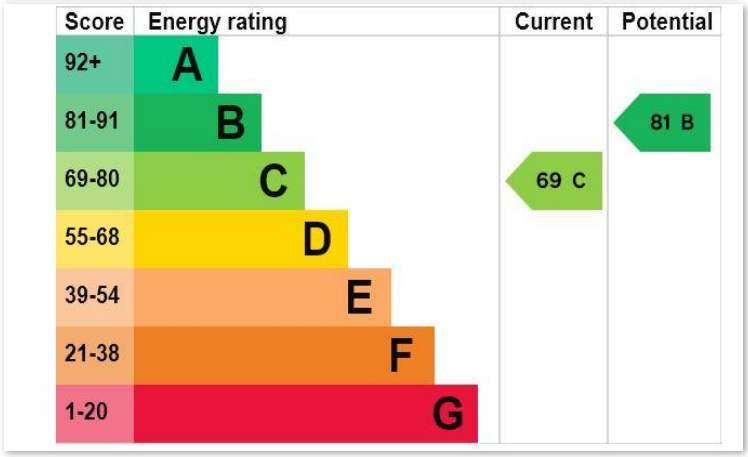


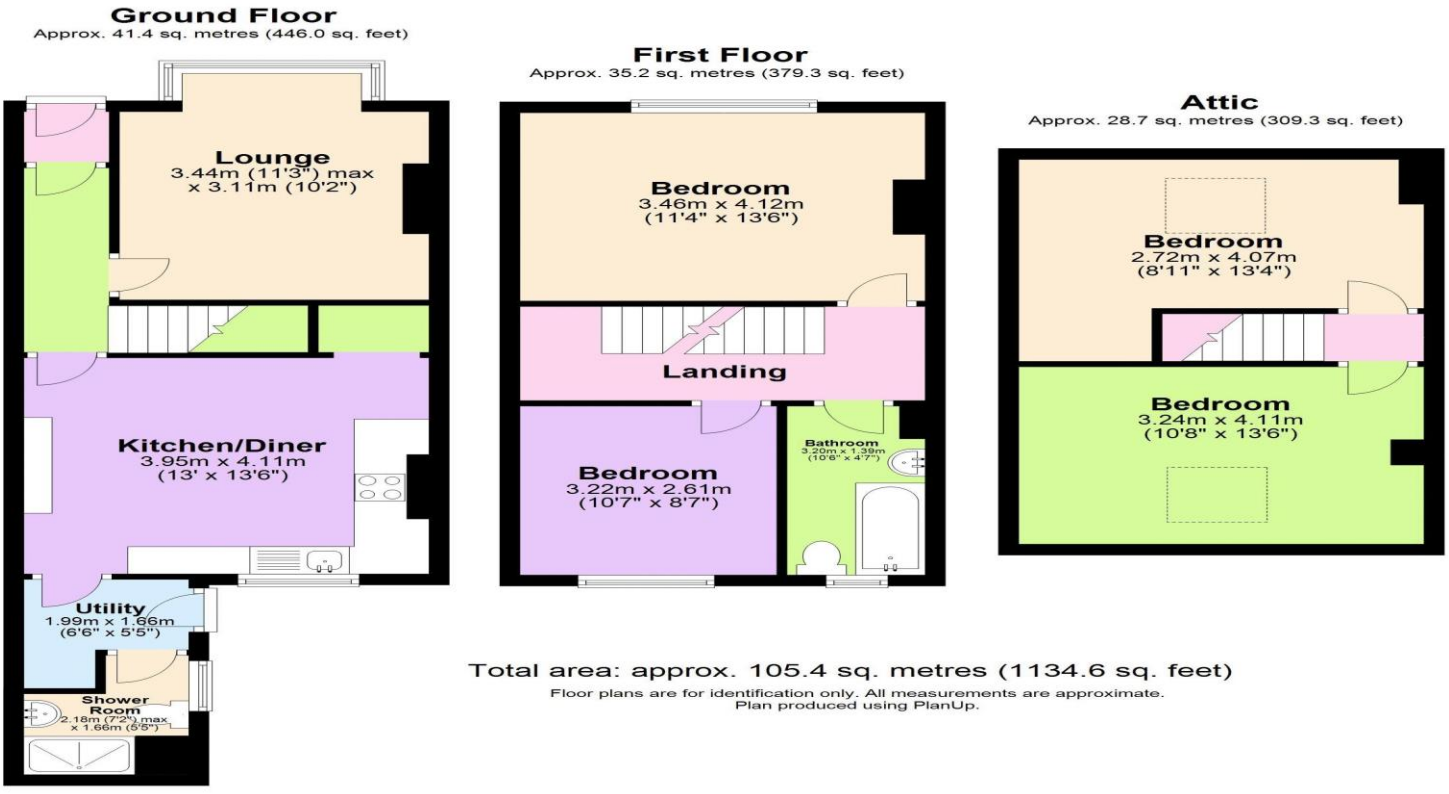
AVAILABLE 1ST JULY 2027 - Bills inclusive option available @ £126 pppw (includes gas, electricity, broadband, contents insurance & water. A TV Licence is available at an extra cost). A Spacious & well presented FOUR BEDROOM STUDENT HOUSE WITH A BATHROOM, SHOWER ROOM AND 2 TOILETS . Located in very popular & convenient location, within a couple of minutes walk to local shops, Burley Park train station and within easy reach of Headingley, the city centre & universities. Gas central heating, UPVC double glazing, security alarm, four double bedrooms, bathroom w/c, shower room w/c, lounge, modern dining kitchen with dishwasher & a separate utility area with washing machine & tumble dryer. There is a small garden frontage and a yard to the rear. Ample on street parking. Viewing recommended! Unipol Code Member. 'A holding deposit of £75pp will be required to reserve the property which will go towards the first month's rent. The referencing and tenancy paperwork will then need to be completed within 2 weeks (although the tenancy cannot be signed until after the 1st January 2027). A further £200pp will be required when signing the tenancy as the deposit for the property and registered with the Deposit Protection Service (DPS).' 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.











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 is prohibited in all properties. 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.