Castlehill
Estate & Letting Agents

12 Beechwood Mount Burley
Leeds LS4 2NQ

£137pppw



£137 pppw - Available 29th June 2027 Wow! Be the first to view this impressive recently 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**! £137 pppw Or Rent & Bills inclusive package £168 pppw Bills include, Gas, Electricity, Water, Broadband & Contents Insurance. TV Licence is extra. (All provided by a third party utility company and a TV Licence can be added if requested)** All tenants must provide a UK based guarantor. 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)





21 OTLEY ROAD LEEDS LS6 3AA T: 0113 278 7427 enquiries@castlehill.co.uk
www.castlehill.co.uk

DPS

The Property Ombudsman

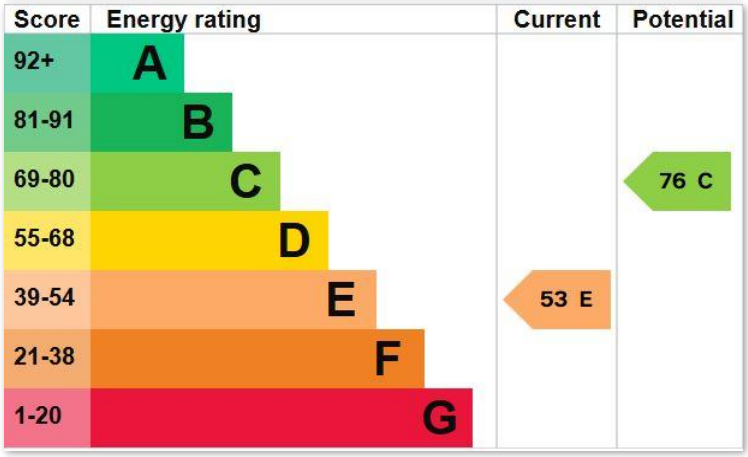
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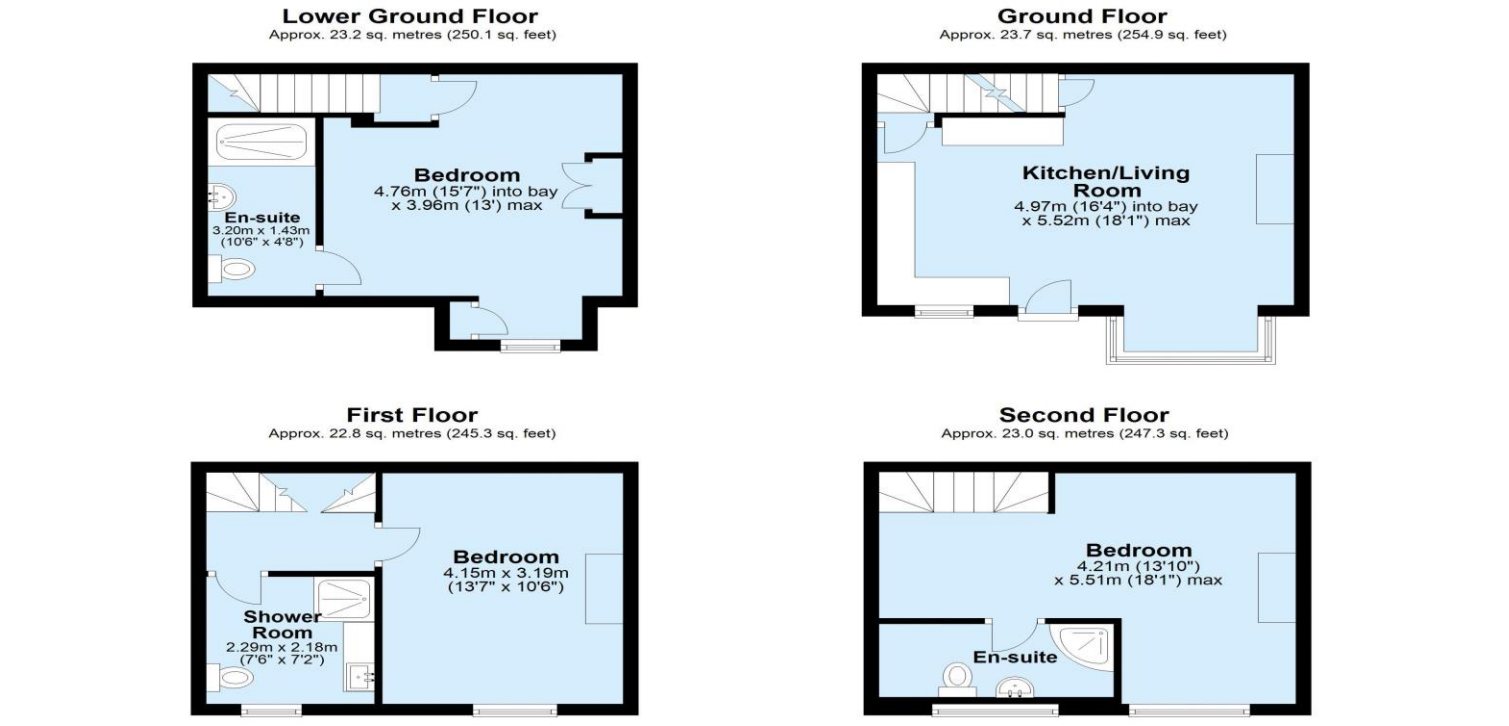
Your Sales and Lettings Specialist in North Leeds











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, ommission 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 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 - 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.