



AVAILABLE NOW - A SUPERB TWO DOUBLE BEDROOMED FIRST FLOOR APARTMENT SET IN THIS LOVELY STONE DEVELOPMENT WITH WELL MAINTAINED COMMUNAL GARDENS & SECURE PARKING, SITUATED IN THIS LEAFY BACKWATER, YET VERY CONVENIENTLY PLACED FOR EASY ACCESS INTO HEADINGLEY, LEEDS CITY CENTRE & THE MAJOR ROAD NETWORKS. Providing stylish tastefully presented furnished accommodation, featuring a good sized open plan lounge/dining kitchen with integrated appliances, two genuine double bedrooms and an impressive modern bathroom with a separate shower enclosure and tiled bath. Beautiful leafy views to the front over the attractive gardens. Other features include underfloor heating, zoned separately for each room, Quartz kitchen worktops, characterful D/g timber sash windows and a secure bike store. Offered fully furnished. A prestigious development in a highly sought-after location, early viewing advised! A deposit equivalent to one month's 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+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Cellar

Approx. 18.5 sq. metres (199.1 sq. feet)

Ground Floor

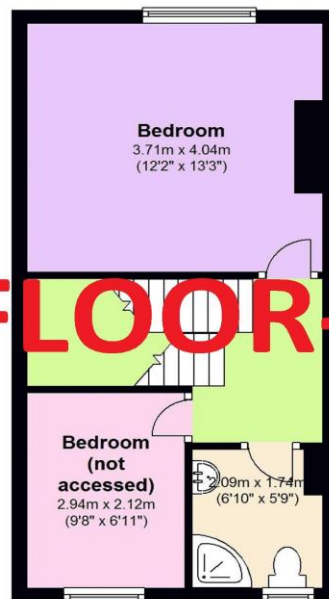
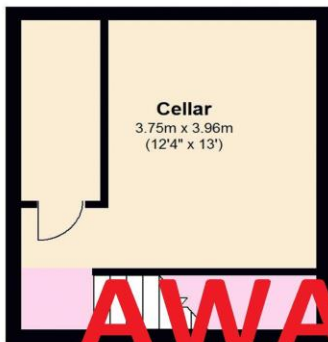
Approx. 33.7 sq. metres (363.1 sq. feet)

First Floor

Approx. 32.5 sq. metres (349.6 sq. feet)

Attic

Approx. 32.1 sq. metres (345.5 sq. feet)



AWAITING FLOOR-PLAN

Total area: approx. 116.8 sq. metres (1257.2 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 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.