Castlehill
Estate & Letting Agents

Flat 3, 8 Holly Bank
Leeds LS6 4DJ

Monthly Rental Of £925



Available 18th January 2027 - A VERY SOUGHT-AFTER and GOOD SIZED ONE BEDROOMED GROUND FLOOR APARTMENT IN A SUBSTANTIAL & CHARACTERFUL STONE PROPERTY IN CENTRAL HEADINGLEY! Situated in a truely fantastic position, with numerous local amenities, shopping, bars & restaurants right on the doorstep! It is very convenient for easy access to the City Centre and also ideal to access the major road networks. The apartment offers highly spacious & furnished accommodation with shared parking and ini brief comprises; an open plan living kitchen with built in appliances, a double bedroom with elevated views and a spacious modern shower room and wc. The on site parking is located at the rear and is unallocated and the property is gas centrally heated. Ideal for all professionals, single or couples and WE STRONGLY URGE EARLY INTERNAL INSPECTION TO AVOID DISAPPOINTMENT! A deposit of one months rent will be required which has to 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.





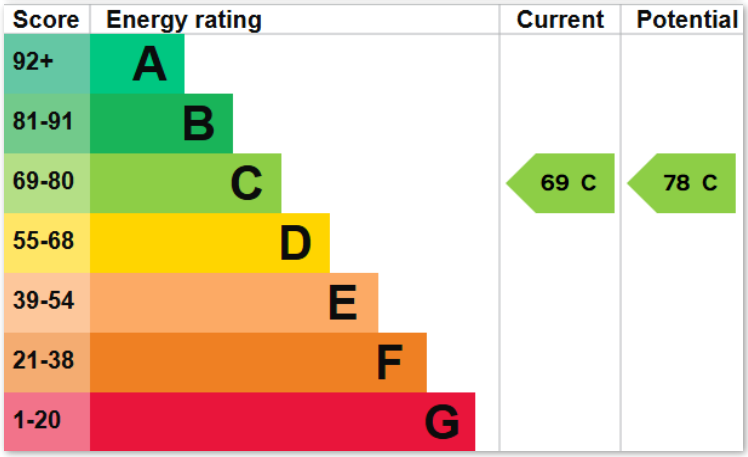
21 OTLEY ROAD LEEDS LS6 3AA T: 0113 278 7427 enquiries@castlehill.co.uk

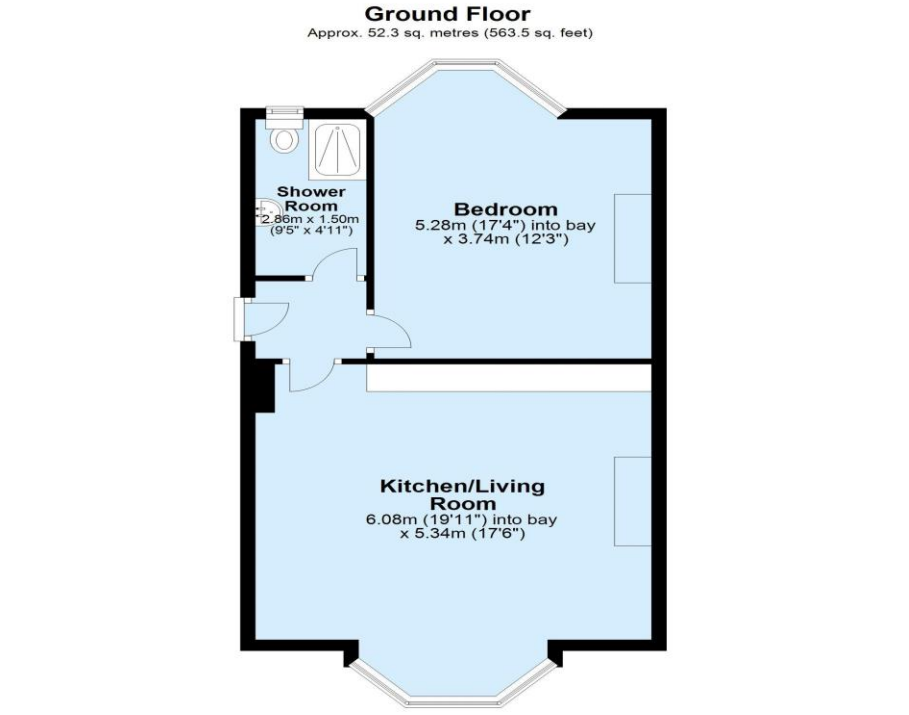
DPS
The Property Ombudsman
ClientMoney Protect
Your Sales and Lettings Specialist in North Leeds











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.