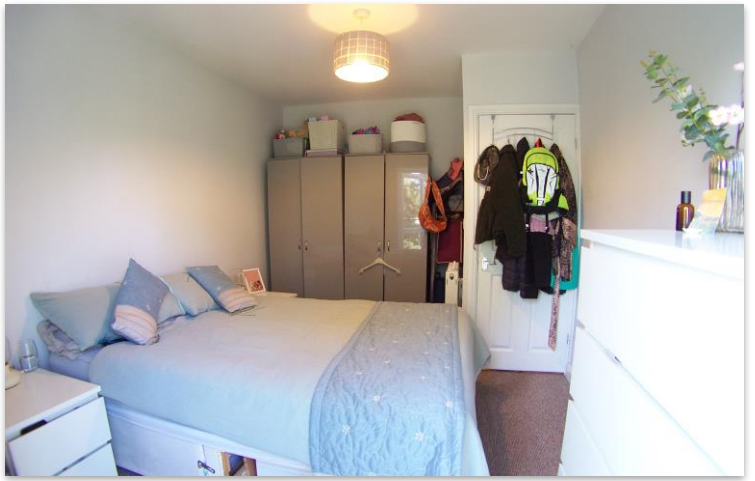




AVAILABLE 1ST OCTOBER 2026 - A DESIRABLE PURPOSE-BUILT & DECEPTIVELY SPACIOUS TWO BEDROOMED COTTAGE SET WITHIN AN ATTRACTIVE & CHARACTERFUL STONE BUILT DEVELOPMENT WITH COMMUNAL GARDENS AND PARKING, very conveniently located midway in Headingley/Meanwood, benefiting Headingley's many attractive amenities & services but also Meanwoods local shops, cafes, bars, and the Waitrose Superstore! The property is fully furnished and would ideally suit to a professional single person or couple. In brief the accommodation comprises; an impressive large open plan living space and modern fitted kitchen with an w/c & wash basin off. Two first floor bedrooms, one with an en suite shower room & wc and each with access to a small balcony and a fully tiled house bathroom & wc. Additional features include; hardwood flooring to downstairs and 2x upvc patio doors to a small garden. It is gas centrally heated and fully upvc double glazed and comes with communal shared parking. The property is rated a band 'C' A beautiful leafy location of Headingley and early viewing viewing, highly recommended! A deposit will be required of £1250 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		90 B
69-80	C	76 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

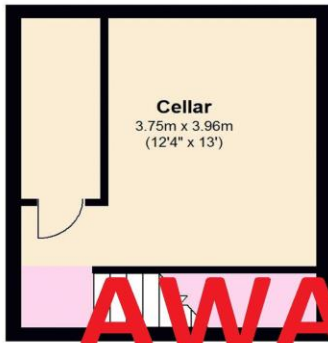
Approx. 33.7 sq. metres (363.1 sq. feet)

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 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 -

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.