



AVAILABLE 3RD NOVEMBER - A VERY WELL PRESENTED, CHARACTERFUL 2 DOUBLE BEDROOMED END-TO-END BACK-TO-BACK! Perfect for professional person/couples looking for a recently refurbished interior, benefitting from a new kitchen, bathroom, gas combination boiler, carpets and neutrally redecorated throughout. The property is offered unfurnished apart from the white goods. The property comprises a lounge, kitchen with access to the basement, two double bedrooms and a house bathroom & w/c. Parking is unrestricted on-street parking. Situated in a popular and highly convenient location, within easy reach of local amenities, major road networks and the City Centre. HAVE A LOOK! YOU WILL NOT BE DISAPPOINTED WITH THE SIZE AND GOOD CONDITION! A deposit equivalent to one month's 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. The property is located



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



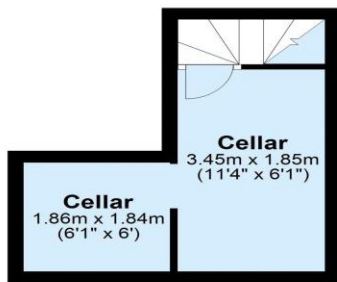
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

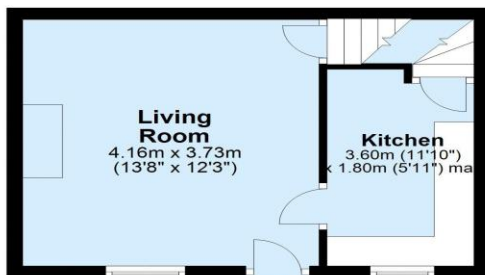
Lower Ground Floor
Approx. 11.6 sq. metres (124.5 sq. feet)

Second Floor
Approx. 17.2 sq. metres (184.9 sq. feet)



Ground Floor
Approx. 23.6 sq. metres (254.5 sq. feet)

First Floor
Approx. 23.7 sq. metres (254.8 sq. feet)



Total area: approx. 76.1 sq. metres (818.7 sq. feet)

Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or misstatement.
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.