



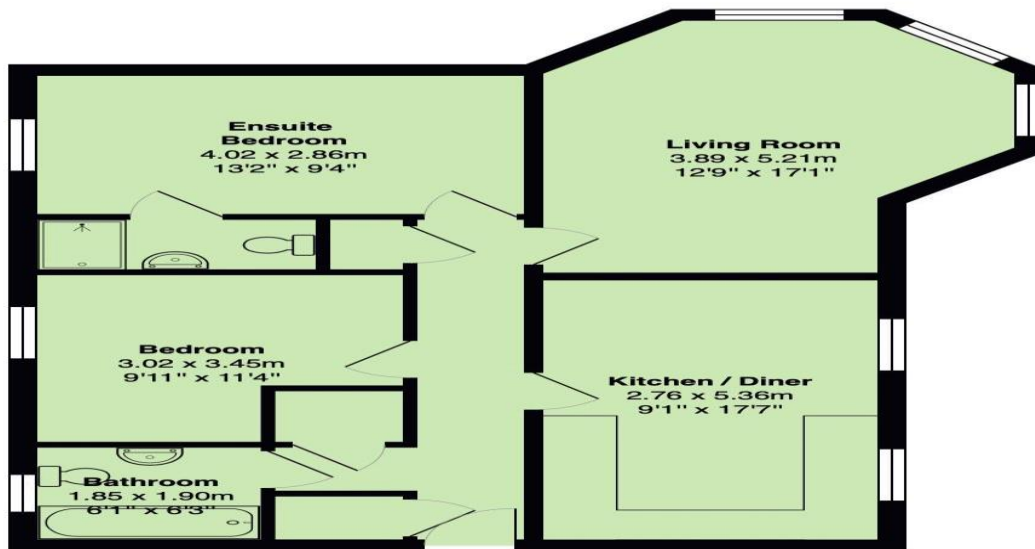
AVAILABLE NOW - We strongly advise early internal inspection of this modern and very well presented first floor apartment with two genuine double bedrooms (with a master ensuite) and parking, located in this popular modern Homes development, within excellent reach of local amenities, schools and good links to the major ring roads and Leeds city centre. The property is ready to move into and offers immaculately presented 'light & airy' accommodation ideal for any professional single or couples! Comprising; communal entrance hall with door intercom, a good sized dining kitchen with modern fitted kitchen and built in appliances including a washing machine, dishwasher and oven. Two double bedrooms, one with a master ensuite shower room & wc. A bathroom & wc with a shower over a bath and an attractive sitting room with lots of natural light & views from the corner 'Turret' windows! The property is offered part furnished, however some contents maybe available upon request. The apartment is heated via wall mounted electric heating and comes with one allocated parking space. The location of the apartment is situated at the end of the development, benefiting from the start of cul-de-sac and with a less built up position! GOOD QUALITY, WELL PRESENTED HOME - MUST SEE! A deposit equivalent to the first 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

91, Dunlop Avenue, LS12 6LE



Total Area: 72.0 m<sup>2</sup> ... 775 ft<sup>2</sup>

#### 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 - B

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.