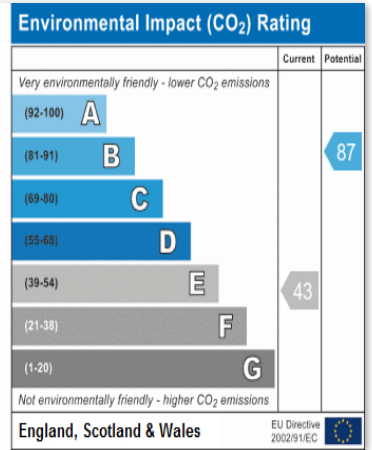
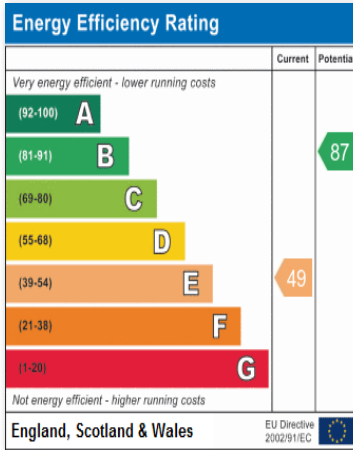




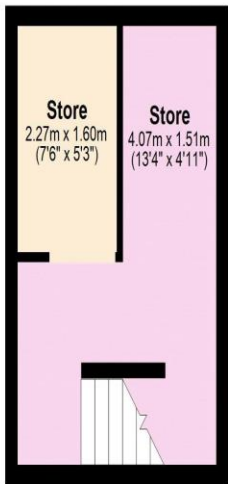
Available NOW - BRAND NEW FITTED KITCHEN A characterful 2x BEDROOMED HYDE PARK back to back WITH TWO BATHROOMS & WC'S close to the universities, city centre and within easy reach of Headingley, ideal for many local amenities and the Burley Park Train station only a few minutes walk away! Ideal for mature students or professionals. The property benefits from a lovely brand new kitchen with appliances and has also recently been updated with a new en suite top floor bedroom! Freshly repainted to most areas. There are lots of original features including exposed floorboards, cornicing & timber beams providing a homey but contemporary feel. Additional features also include, central heating and upvc double glazing. The property has also been insulated on the gable end wall to improve its thermal rates and is now EPC 'C' A new composite door was also installed last year! VIEWINGS ARE A MUST! A deposit of £1025 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.





Cellar

Approx. 13.9 sq. metres (149.7 sq. feet)



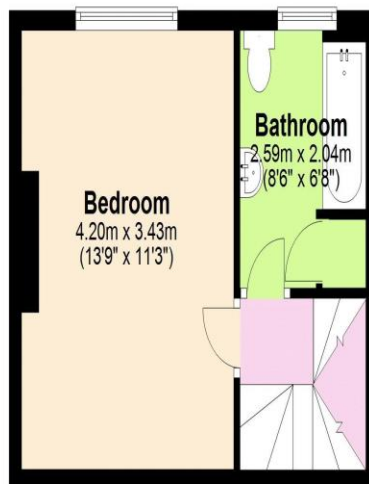
Ground Floor

Approx. 24.3 sq. metres (261.2 sq. feet)



First Floor

Approx. 24.5 sq. metres (263.9 sq. feet)



Attic

Approx. 21.0 sq. metres (225.8 sq. feet)



Total area: approx. 83.7 sq. metres (900.6 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 - 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.