Castlehill
Estate & Letting Agents

8 Highbury Terrace Meanwood Leeds LS6 4ET

Monthly Rental Of £1,150



AVAILABLE NOW! AN IMMACULATELY PRESENTED UPVC DOUBLE GLAZED & GAS CENTRALLY HEATED FURNISHED PROPERTY IDEALLY SUITED TO A PROFESSIONAL MATURE COUPLE, ENJOYING A LOVELY ENCLOSED SOUTH FACING GARDEN, SITUATED IN THIS POPULAR, INCREASINGLY SOUGHT-AFTER AND CONVENIENT LOCATION, WITHIN EASY REACH OF THE EXTENSIVE AMENITIES IN HEADINGLEY & MEANWOOD. Briefly comprising a covered entrance porch, a lounge and a modern fitted kitchen with appliances and breakfast bar, a useful storage basement; a double bedroom with two large built-in cupboards, a spacious bathroom with shower over bath and a second floor occasional bedroom/study with a modern en-suite shower room w/c off. The Landlord has the gardens and windows cleaned regularly. INTERNAL VIEWING HIGHLY RECOMMENDED. A deposit of £1150 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.





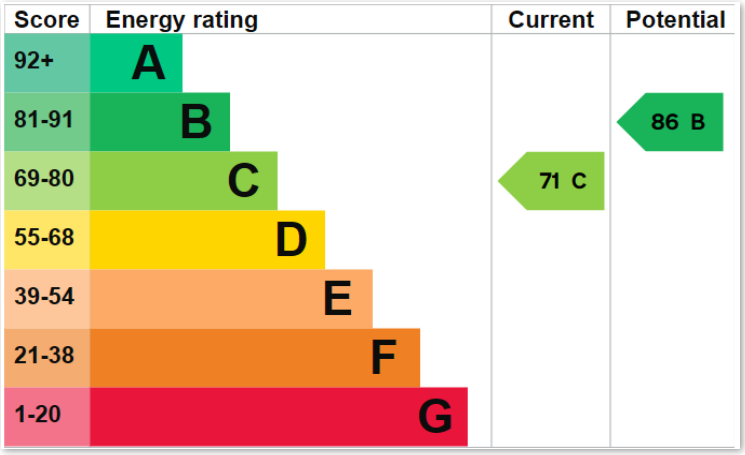
21 OTLEY ROAD LEEDS LS6 3AA T: 0113 278 7427 enquiries@castlehill.co.uk

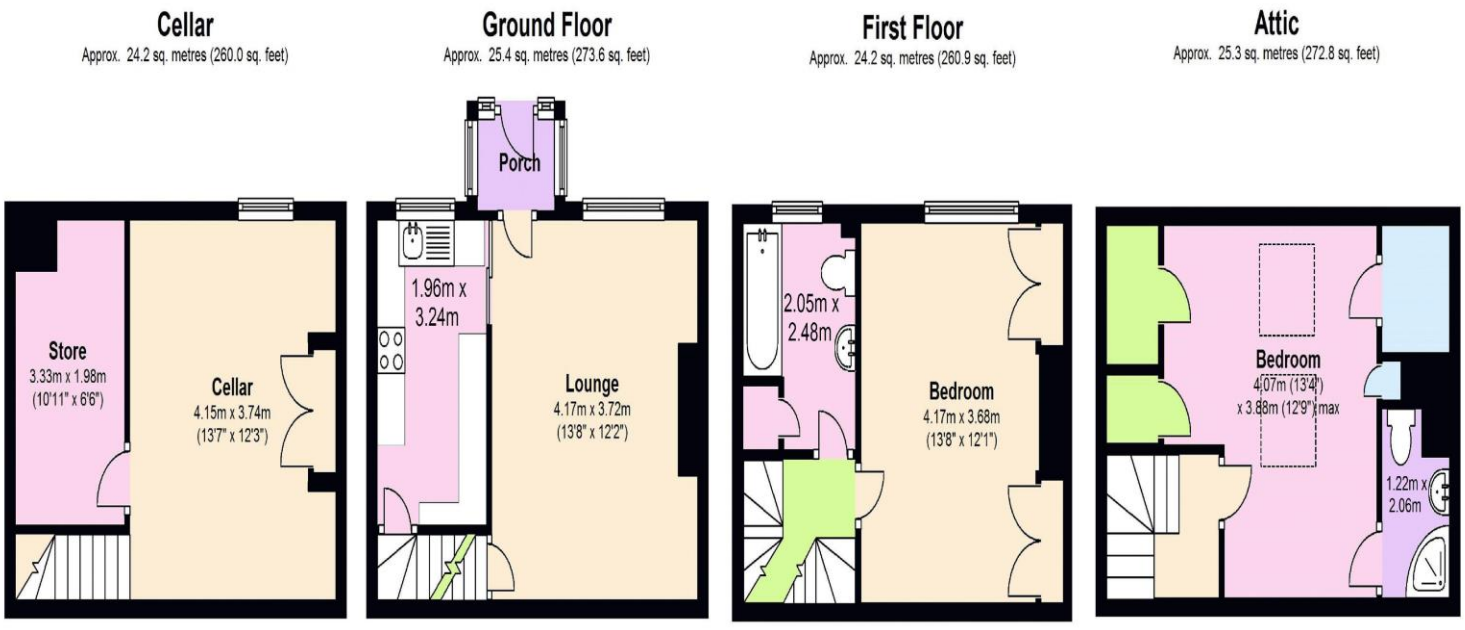
DPS
The Property Ombudsman
ClientMoney Protect
Your Sales and Lettings Specialist in North Leeds











Total area: approx. 99.2 sq. metres (1067.2 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 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.