Castlehill
Estate & Letting Agents

Basement Flat 322 Burley Road
Leeds LS4 2NZ

Monthly Rental Of £795



AVAILABLE NOW - NOW A NEW UPGRADED INTERIOR WITH NEW KITCHEN, BATHROOM, DECOR AND FLOORING! A SPACIOUS ONE BEDROOM LOWER GROUND FLOOR FURNISHED APARTMENT WITH GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING, LOCATED IN THIS HIGHLY CONVENIENT LOCATION, A SHORT WALK TO EXTENSIVE AMENITIES AND WITHIN EASY REACH OF THE CITY CENTRE, HOSPITALS, UNIVERSITIES & VUE CINEMA COMPLEX! Briefly comprising a good sized lounge with newly fitted kitchen off, a double bedroom and an updated shower room with wc. The flat has just been refurbished and is ready to move into ASAP! Gas & electric are metered separately to the main house. A deposit equal to the first months rent 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.





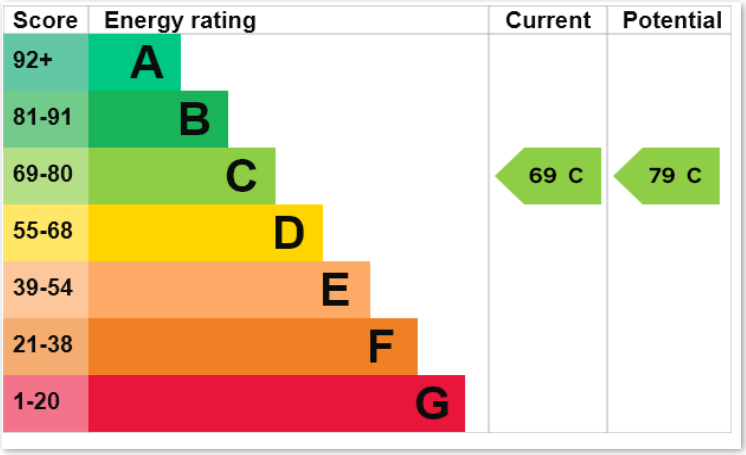
21 OTLEY ROAD LEEDS LS6 3AA T: 0113 278 7427 enquiries@castlehill.co.uk

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



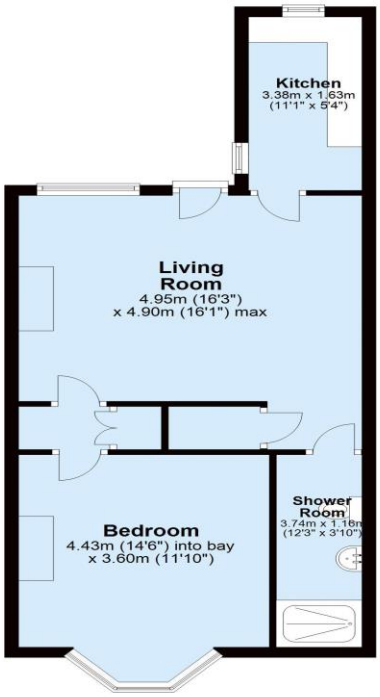






Basement Flat

Approx. 48.9 sq. metres (526.1 sq. feet)



Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, ommission or mis-statement.
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.