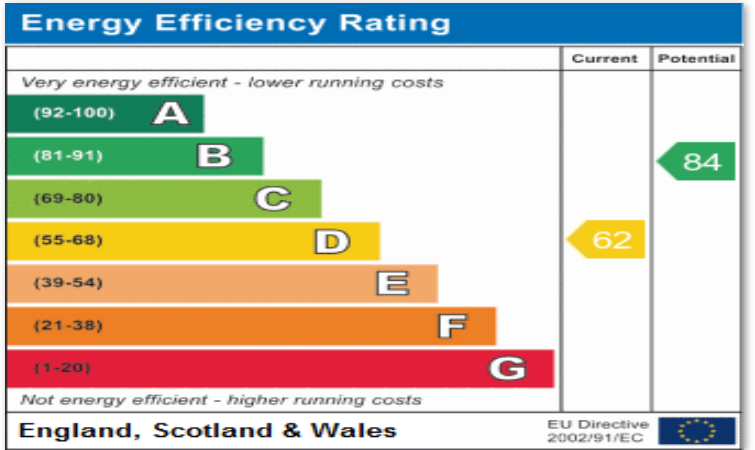




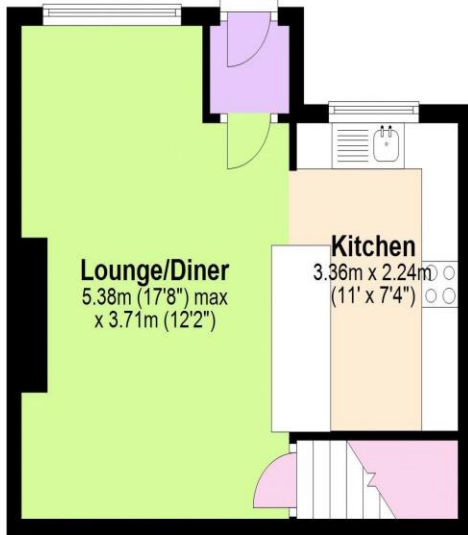
£117 pppw Available 1st July 2027 A SMART 3 BED CHARACTERFUL HOUSE IN CENTRAL HYDE PARK! – A MUST SEE! An extremely popular location, situated just 10 minutes walk to the main University Campus and the City, Headingley and Burley Park railway station all close by! A well presented home, with contemporary kitchen and bathroom and three double bedrooms! Additional benefit to the property is each bedroom has their own fitted wash basin! Unipol Code Member. Award winning Agents! £117pppw Or Rent & Bills inclusive package £148pppw Bills include, Gas, Electricity, Water, Broadband & Contents Insurance. TV Licence is extra. (All provided by a third party utility company and a TV Licence can be added if requested) All tenants must provide a UK based guarantor. **A holding deposit of £75pp will be required to reserve the property which will go towards the first month's rent. The referencing and tenancy paperwork will then need to be completed within 2 weeks (although the tenancy cannot be signed until after the 1st January 2027). A further £200pp will be required when signing the tenancy as the deposit for the property and registered with the Deposit Protection Service (DPS)** Unipol Code Member.





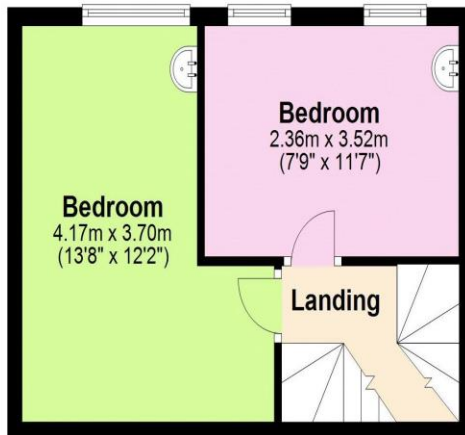
Ground Floor

Approx. 30.1 sq. metres (323.5 sq. feet)



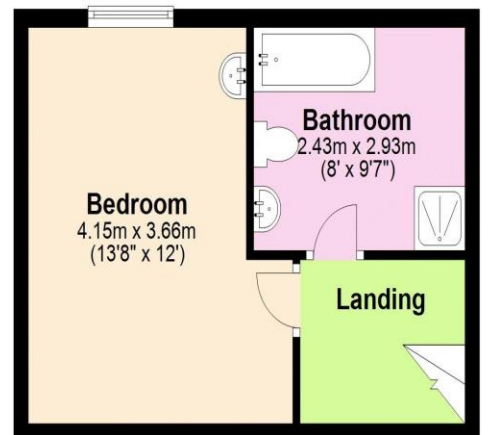
First Floor

Approx. 25.3 sq. metres (272.4 sq. feet)



Attic

Approx. 26.1 sq. metres (281.1 sq. feet)



Total area: approx. 81.5 sq. metres (877.1 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.