



£113 PPPW - Available 1st July 2027 A FOUR BEDROOMED TERRACE WITH THREE SHOWER ROOMS & W/Cs. RECENTLY IMPROVED INCLUDING KITCHEN UPGRADES, DECORATION, REPLACEMENT OF SOME CARPETS, FURNITURE, WINDOW BLINDS & A NEW 43" TV. Particularly spacious FOUR BEDROOM PROPERTY WITH GARDEN - suitable for STUDENTS OR PROFESSIONALS located between Headingley and the Vue Cinema complex in Burley. Refurbished to a very high standard with two new en-suite shower rooms being installed in the top floor bedrooms. Contemporary fitted dining kitchen with Gronje free standing gas cooker, large fridge/freezer, dishwasher and microwave. Modern furniture and decor throughout. TV points in all bedrooms. Stylish, walk-in shower room with WC and wash basin. Large storage cellar with laundry area, washing machine and separate dryer. UPVC double glazing. Gas central heating (new efficient boiler installed May 2015). Security system installed. The property is near Burley Park train station and local amenities. Viewing essential. £113 pppw Or Rent & Bills inclusive package £140 pppw 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)



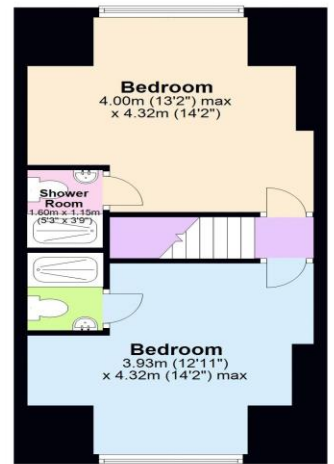
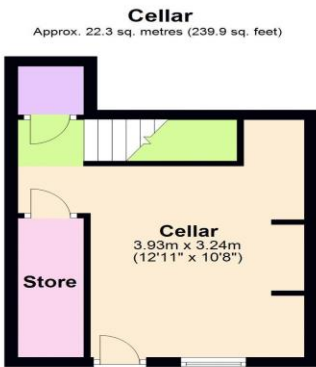


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor
Approx. 39.7 sq. metres (427.2 sq. feet)

Second Floor
Approx. 39.0 sq. metres (419.7 sq. feet)

Attic
Approx. 38.9 sq. metres (418.3 sq. feet)



Total area: approx. 139.8 sq. metres (1505.1 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 - 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.