

Castlehill

Estate & Letting Agents

Flat 4, 134 Otley Road
Leeds LS16 5JX

Monthly Rental Of £795



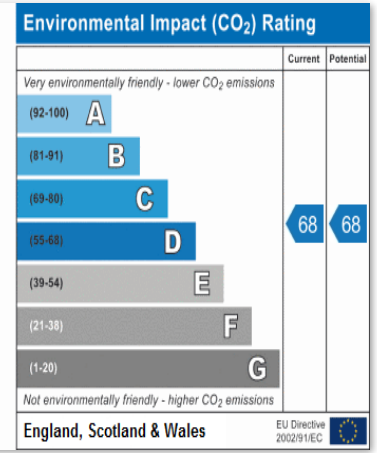
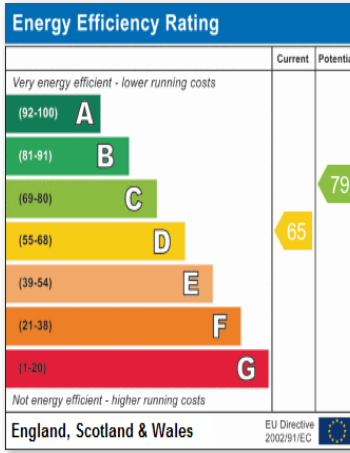
AVAILABLE 13th May 2026- A VERY IMPRESSIVE TOP FLOOR ONE BEDROOMED FURNISHED APARTMENT' set within in a substantial Victorian Semi, with FANTASTIC ROOFTOP LEAFY VIEWS, communal gardens and parking, situated highly convenient for shops, bars & restaurants with easy access into the Centre of Leeds!! A LOVELY MODERN, LIGHT AND AIRY INTERIOR, comprising; an open plan lounge & dining area with modern fitted kitchen off, super size bedroom with large dormer window, en-suite bathroom & w/c, and a further separate guest w/c & wash basin. Additional features include, shared parking to the front or rear, alarmed, electric heating and UPVC double glazing. A particular feature are the lovely long open views from the dormer bedroom windows! Ideal for professional single or couples! A deposit of £910 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.



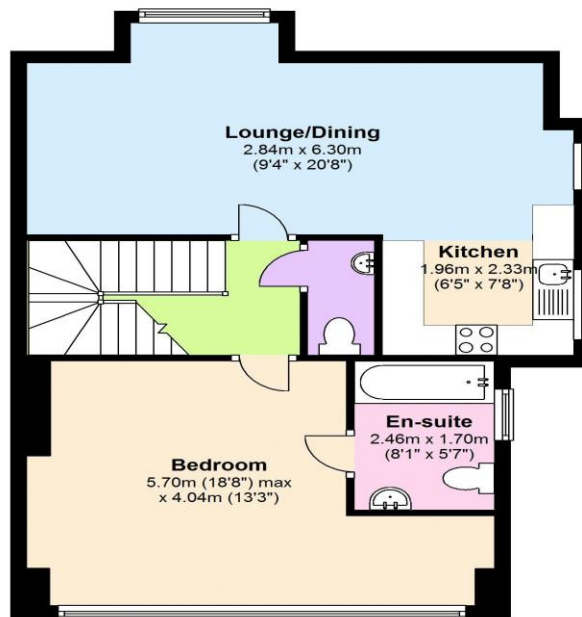
21 OTLEY ROAD LEEDS LS6 3AA T: 0113 278 7427 enquiries@castlehill.co.uk



Your Sales
and Lettings
Specialist in
North Leeds



Floor Plan
Approx. 55.2 sq. metres (594.6 sq. feet)



Total area: approx. 55.2 sq. metres (594.6 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 and pets are prohibited in all properties unless specifically agreed by Castlehill/The landlord. 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.