



A LOVELY FURNISHED THREE BEDROOMED DUPLEX APARTMENT WITH AN ENSUITE SHOWER ROOM W/C TO THE MASTER BEDROOM AND AN ADDITIONAL 'HOUSE' BATHROOM W/C, SITUATED OVER A PARADE OF INDEPENDENT SHOPS, CAFES AND RESTARAUNTS, IN THIS VERY CONVENIENT LOCATION IN WEST PARK, ON THE DOORSTEP OF VARIOUS AMENITIES, SCHOOLS, THE OUTER RING ROAD AND WITHIN EASY REACH OF HEADINGLEY AND LEEDS CITY CENTRE. Available from the 1st July 2026, the accommodation is located on the first floor, accessed from the rear, comprising a modern fitted breakfast kitchen, a good sized lounge and a bathroom w/c. On the top floor, there are three bedrooms, one with an en-suite shower room w/c. Parking is available on street on a residents permit basis. A deposit equal to the first months rent will be required which has to 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.



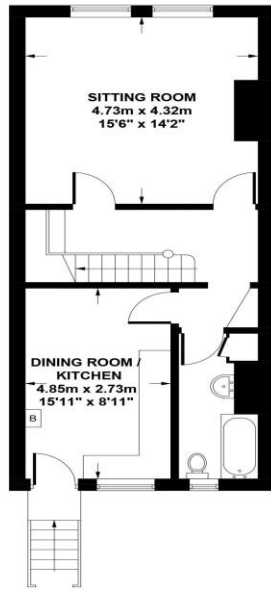
21 OTLEY ROAD LEEDS LS6 3AA T: 0113 278 7427 enquiries@castlehill.co.uk



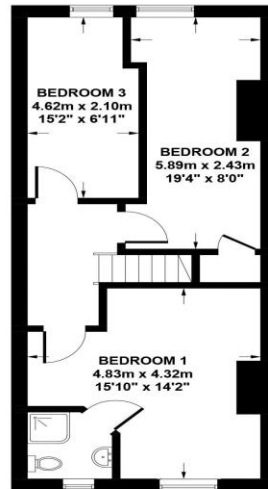
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



LOWER FLOOR



UPPER FLOOR

257A, OTLEY ROAD

This plan is for reference only and is in accordance with PMA guidelines. It is not to scale and all measurements are approximate. Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 463114)

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 -

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.