Castlehill
Estate & Letting Agents

4 Beech Acre Monk Bridge Road
Leeds LS6 4DX

Monthly Rental Of £2,300



AVAILABLE 1ST DECEMBER - A CHARACTERFUL 'BRAND NEW' STONE 3 BED TOWNHOUSE WITH PRIVATE PARKING AND GARDENS, in a beautiful leafy setting, situated on private and highly attractive grounds. A QUIET BACKWATER HOTSPOT, very accessible to Headingley centre, yet tucked away from the 'hustle & bustle'!! This is one of four very attractive brand new townhouses available from December 2026, built on privately owned walled grounds of Albert House in Central Headingley. It offers brand new luxury accommodation with no expense spared with exceptional attention to detail throughout, including beautifully landscaped gardens and allocated parking. Heating & electricity is via solar panels and a heat source pump and EPC rated an impressive 'A' !! The well equipped end town house comprises of three genuine double bedrooms (two of which have en-suite facilities), a huge master bedroom on the top floor with vaulted ceilings and lots of natural light from the skylights, a house bathroom & w/c, under floor heating to the lounge and a contemporary fitted dining kitchen, also with many integrated appliances, a freestanding American style fridge/freezer and access to the garden via bi-folds doors. There is also a useful w/c and utility room off. The furniture is optional so it can come furnished or unfurnished. There is an additional £300 pcm for water and electricity (there is no gas), paid to the landlord. Broadband can be obtained by tenants, however there is no connection for Virgin. We expect this to be popular so early viewing recommended - You will not be disappointed!! A deposit of £2,650 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.





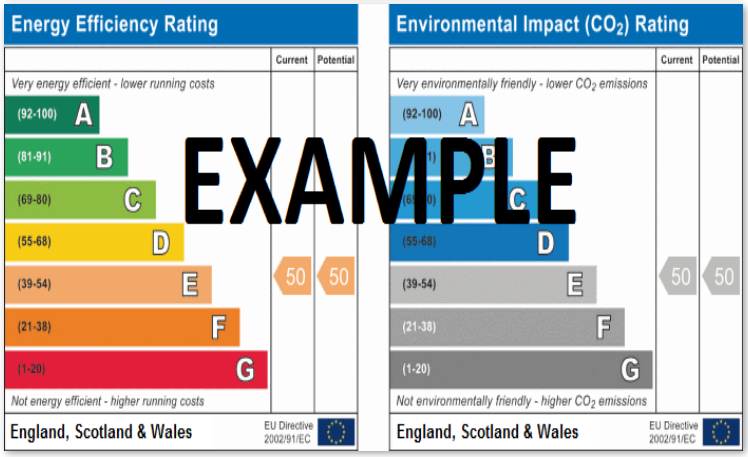
21 OTLEY ROAD LEEDS LS6 3AA T: 0113 278 7427 enquiries@castlehill.co.uk

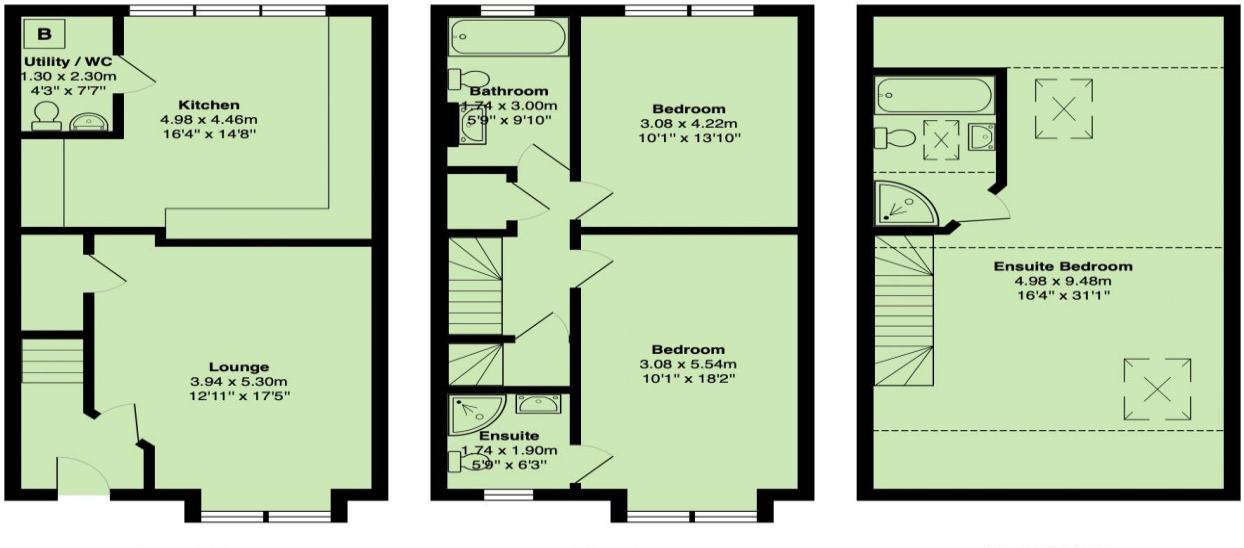
DPS
The Property Ombudsman
ClientMoney Protect
Your Sales and Lettings Specialist in North Leeds











Total Area: 143.3 m² ... 1542 ft²

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 -

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.