



AVAILABLE 6TH JANUARY - A RECENTLY IMPROVED LARGE ONE BEDROOMED APARTMENT LOCATED IN CENTRAL HEADINGLEY, ON A POPULAR LEAFY & SOUGHT AFTER STREET ROAD, ONLY A FEW MINUTES WALK TO A VARIETY OF SHOPS, RESTAURANTS, CAFE'S & BARS. PLUS, LESS THAN A MILE FROM THE CITY CENTRE! The fully furnished accommodation benefits from being recently refurnished with a lovely new kitchen & appliances, a new shower, fully redecorated and carpeted and enjoys lovely leafy views from the first floor windows. Very characterful with large room proportions and we urge early viewing to avoid disappointment! Water rates are included in the rent, there is no gas and heated by wall mounted electric heating, therefore must be more economical to run. To access the apartment you will need to go via Chapel Lane LS6 3BW. There is off street parking provided with one space only per apartment. A Bond of £870.00 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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

#### First Floor

Approx. 56.0 sq. metres (602.6 sq. feet)



Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement.  
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.