



WOW - INTERNAL INSPECTION IS ABSOLUTELY ESSENTIAL TO FULLY APPRECIATE THIS EXCEPTIONALLY PRESENTED, RECENTLY BUILT FOUR BEDROOM DETACHED VILLA, SITUATED IN THE HEART OF HEADINGLEY, JUST OFF LEAFY SHAW LANE, YET DISCREETLY TUCKED AWAY WITH LANDSCAPED GARDENS & PRIVATE PARKING.

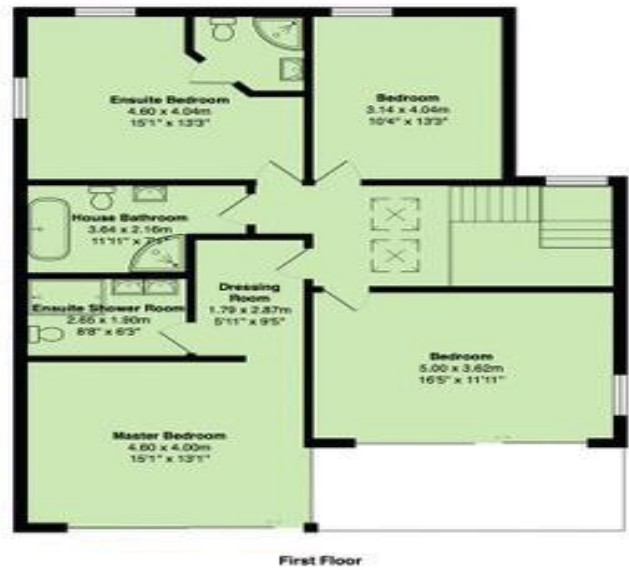
Available from 1st September 2026. All bills and council tax included in the rent (excluding wifi). This impressive, four-bedroom detached villa, offers luxury and a very contemporary living throughout. Designed to maximise natural light, the property features extensive floor-to-ceiling glazing and an impressive open-plan and well equipped living kitchen! It has a large central island with premium quartz worktops and high-quality integrated appliances, all finished with brushed brass fittings. The spacious lounge enjoys delightful views over the private garden, while a separate dining area and practical utility room provide excellent space for both family/professional living and great for entertaining!! The accommodation has much to see with four genuine double bedrooms, (one with a fantastic master ensuite shower room plus a walk through-wardrobe and a further second ensuite room), a further beautiful tiled house bathroom with a shower and separate freestanding bath, a good sized balcony accessed via sliding doors from two bedrooms, lovely garden views from most bedrooms, ground floor underfloor heating, lots of sophisticated recessed strip lighting to most rooms adding extra ambience and the list goes on! A striking modern design with meticulous attention to detail. Everything is of excellent quality, providing exceptional comfort which makes this an absolute must see property! Offered fully furnished. There is private allocated parking for 3/4 cars accessed via a shared drive.

A deposit of £3460 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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	50	50	(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

The Villa @ Albert House, 3, Monk Bridge Road, Meanwood, LS6 4DX



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.