



AVAILABLE NOW - A WELL PRESENTED TWO DOUBLE BEDROOM BACK TO BACK HOME IN POPULAR BURLEY, OFFERED PART FURNISHED & AVAILABLE TO MOVE INTO ASAP. A super opportunity to move into a characterful but modern light & airy property, ideal for professional single or couples. It comprises; a white high-gloss kitchen and a low maintenance fully tiled bathroom and separate shower enclosure & wc. Two good sized bedrooms and a useful nasement. Externally, there is a garden to the front which enjoys valuable sitting out space and a very sunny aspect! It is located in an extremely convenient spot midway between Kirkstall/Burley, with many attractive doorstep amenities, including Vue Cinema & Kirkstall Bridge Shopping Complex's, the City Centre and the beautiful open green spaces of Kirkstall Abbey. Headingley train station is only a short walk away. Early viewing is strongly advised to avoid disappointment! Additional features include, gas centrally heated and fully double glazed. The property is part furnished only. The kitchen comes with integrated oven & hob, dishwasher and fridge/freezer. A deposit equivalent to a months rent 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.

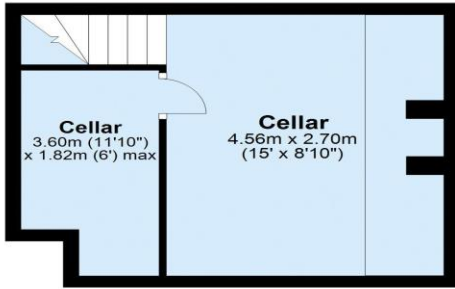




Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

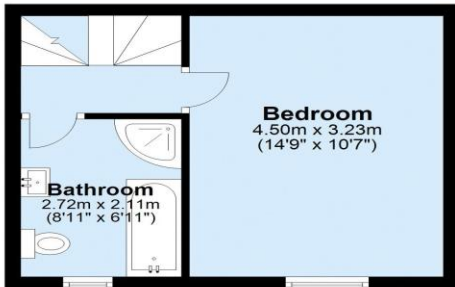
Lower Ground Floor

Approx. 24.1 sq. metres (259.1 sq. feet)



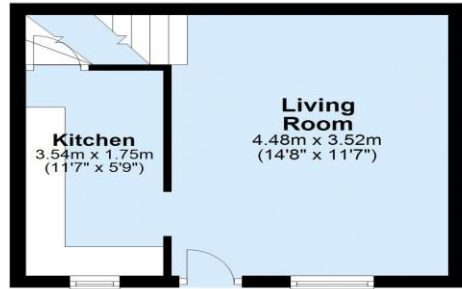
First Floor

Approx. 24.3 sq. metres (262.1 sq. feet)



Ground Floor

Approx. 24.1 sq. metres (259.4 sq. feet)



Second Floor

Approx. 24.1 sq. metres (259.2 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.