



AVAILABLE 25th JULY - RENT INCLUSIVE OF COUNCIL TAX AND WATER RATES!! A very central Headingley, two double bed roomed top floor characterful apartment in a beautiful Victorian terrace, just off Headingley Lane providing excellent access to local amenities, Universities and the City Centre, ideal for any discerning professionals or mature students! Benefits include: Impressive top floor views, lovely shared gardens to the front, gas central heating & Upvc double glazed. It has lovely period features including larger than average room proportions, not often seen in more purpose built properties and it has a separate lounge and separate dining kitchen! Also within easy reach to numerous shops, bars & restaurants and the Burley Park train station - Offered fully furnished. We strongly advise early viewing!! To note: whilst the apartment is a private two bed rental, access to the apartment is through the main house of 8 Spring Road to the top floor, which is currently shared accommodation. A deposit equal to the 1st 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.



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

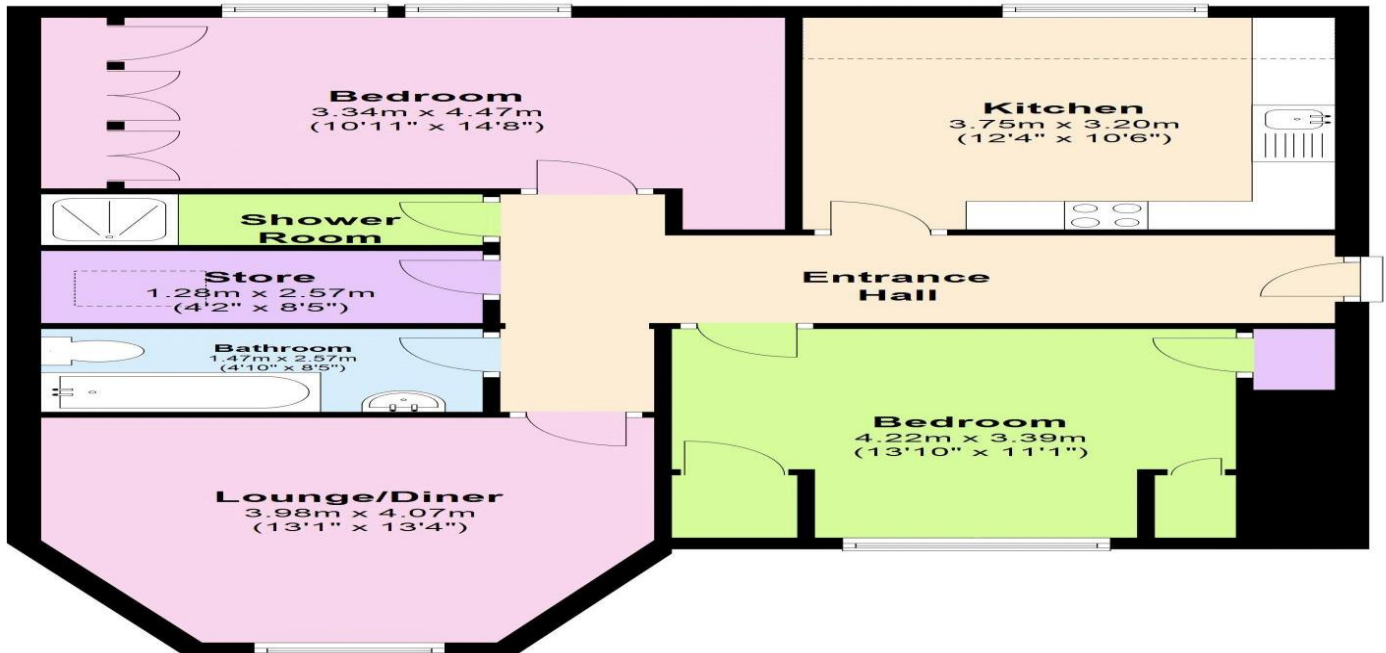


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Floor Plan
Approx. 80.9 sq. metres (870.8 sq. feet)



Total area: approx. 80.9 sq. metres (870.8 sq. feet)

Floor plans are for identification only. All measurements are approximate. 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 - E

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.