Castlehill
Estate & Letting Agents

26 Shire Oak Road Headingley
Leeds LS6 2DE

Monthly Rental Of £1,200



AVAILABLE 13th JANUARY 2027 - A VERY WELL PRESENTED TWO DOUBLE BEDROOMED SEMI-DETACHED PROPERTY PROVIDING SPACIOUS AND WELL EQUIPPED FURNISHED ACCOMMODATION, SITUATED AT THE END OF THIS SOUGHT-AFTER & HIGHLY CONVENIENT LEAFY CUL-DE-SAC. JUST A FEW MINUTES WALK TO THE EXTENSIVE AMENITIES IN HEADINGLEY AND WITH EASY ACCESS INTO LEEDS CITY CENTRE & THE UNIVERSITIES. ALSO ON THE DOORSTEP OF THE MEANWOOD VALLEY TRAIL, PROVIDING FOOTPATH ACECSS TO MEANWOOD AND WOODHOUSE RIDGE. This lovely modern semi offers an entrance hall with under stairs storage and downstairs w/c, a modern fitted kitchen and a very spacious lounge and dining room. Upstairs there are two well furnished double bedrooms, a shower room w/c and ample storage cupboards. Outside, there are low maintenance paved and artificial grassed areas to the front and rear which is totally enclosed. There is also an outside store with washing machine and gas boiler, also providing additional secure storage/bike space. Early internal viewing recommended. 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.





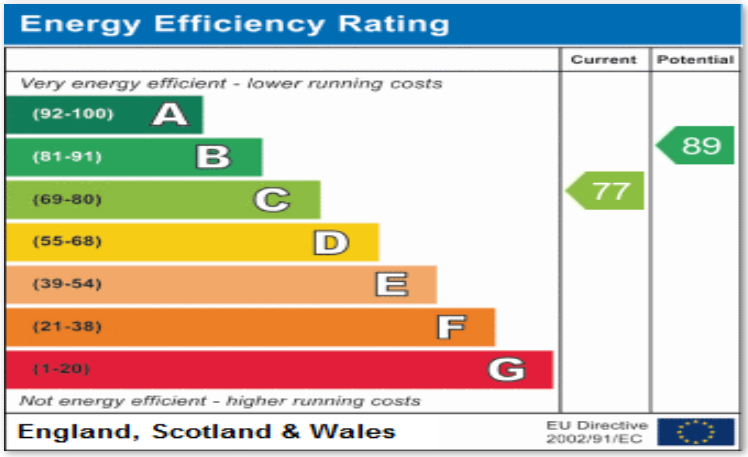
21 OTLEY ROAD LEEDS LS6 3AA T: 0113 278 7427 enquiries@castlehill.co.uk

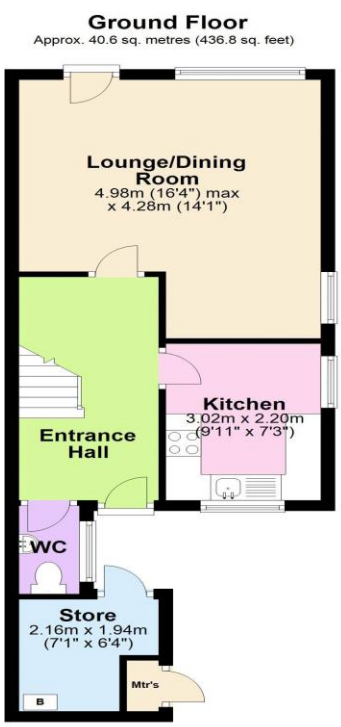
DPS
The Property Ombudsman
ClientMoney Protect
Your Sales and Lettings Specialist in North Leeds

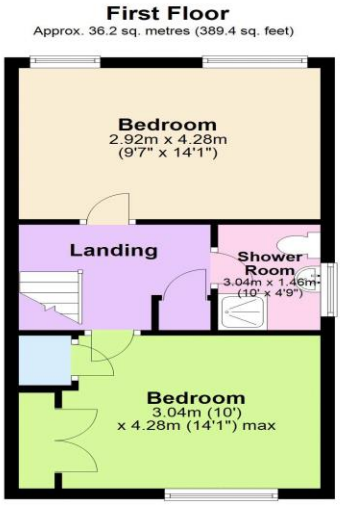












Total area: approx. 76.8 sq. metres (826.2 sq. feet)

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 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 - C

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.