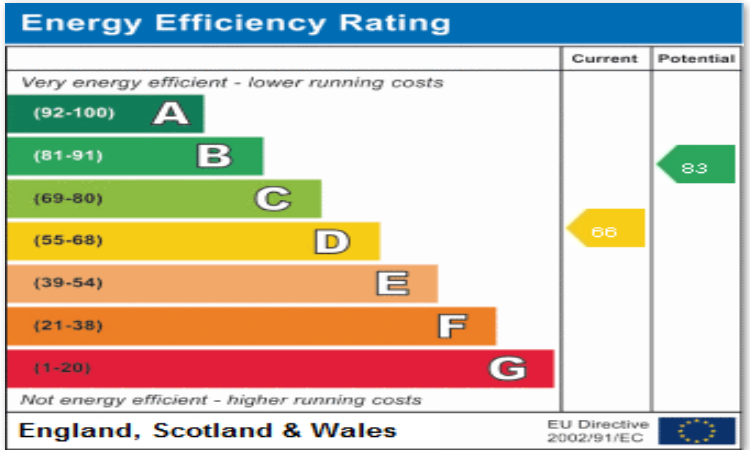




AVAILABLE 3RD NOVEMBER - A VERY WELL PRESENTED TWO BEDROOMED TOWN HOUSE PROPERTY PROVIDING SPACIOUS AND WELL EQUIPPED FURNISHED ACCOMMODATION, SITUATED IN THIS SOUGHT-AFTER & HIGHLY CONVENIENT LOCATION. JUST A FEW MINUTES WALK TO THE EXTENSIVE AMENITIES IN HEADINGLEY AND WITH EASY ACCESS INTO LEEDS CITY CENTRE & THE UNIVERSITIES. Having a fantastic characterful but modern interior, it comes fully furnished with and is a lovely light & airy home ideal for professionals and mature students. There is a quality fully fitted dining kitchen, a separate lounge with beautifully restored brick feature chimney breast & fire place and solid oak flooring to the ground floor. Good sized master bedroom and a smaller second bedroom ideal for occasional use or a study and a contemporary shower room room & wc. Outside, there are low maintenance stone paved rear yard and an impressive landscaped garden to the front, both providing valuable sitting out space! NOT TO BE MISSED & EARLY VIEWING STRONGLY ADVISED! 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.

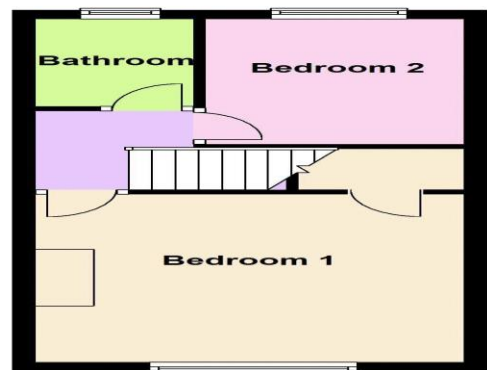




Ground Floor
Approx. 29.1 sq. metres (313.1 sq. feet)



First Floor
Approx. 27.8 sq. metres (299.5 sq. feet)



Total area: approx. 56.9 sq. metres (612.6 sq. feet)
Floor plans provided for illustration purposes only. Not to scale. All measurements are approximate.
Plan produced using The Mobile Agent.

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 - B

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.