Castlehill
Estate & Letting Agents

**5 Lumley Grove Burley**
**Leeds LS4 2NJ**

**{£115 PPPW }**



Available 28th AUGUST 2027 - 3X LARGE BEDROOMS & 3 X BATHROOMS! STUDENTS OR PROFESSIONALS This is a well presented and extremely spacious three genuine double bedrooms, each with their own shower room & wc, back to back in popular Burley! Having a modern open plan lounge & kitchen, three shower rooms & w/c's and huge bedrooms over four floors - viewing is essential to appreciate the GOOD ROOM PROPORTIONS throughout and THREE BATHROOMS. Located very conveniently for Headingley with Burley Park train station just a short walk away and close to Leeds City centre and universities. A deposit of £600 will be required which will be registered with an approved scheme within 30 days of initial payment. A holding deposit of £75 per person 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

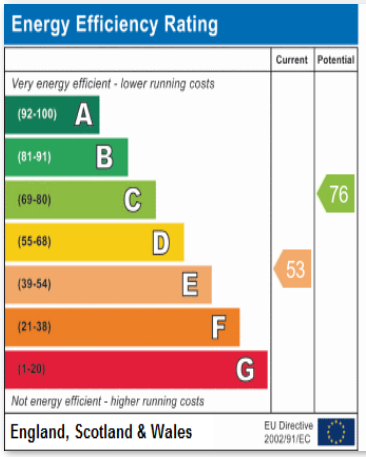
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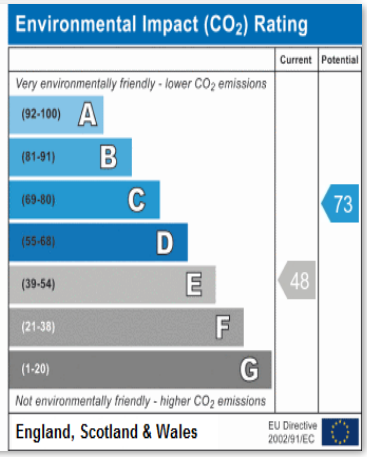
Your Sales and Lettings Specialist in North Leeds

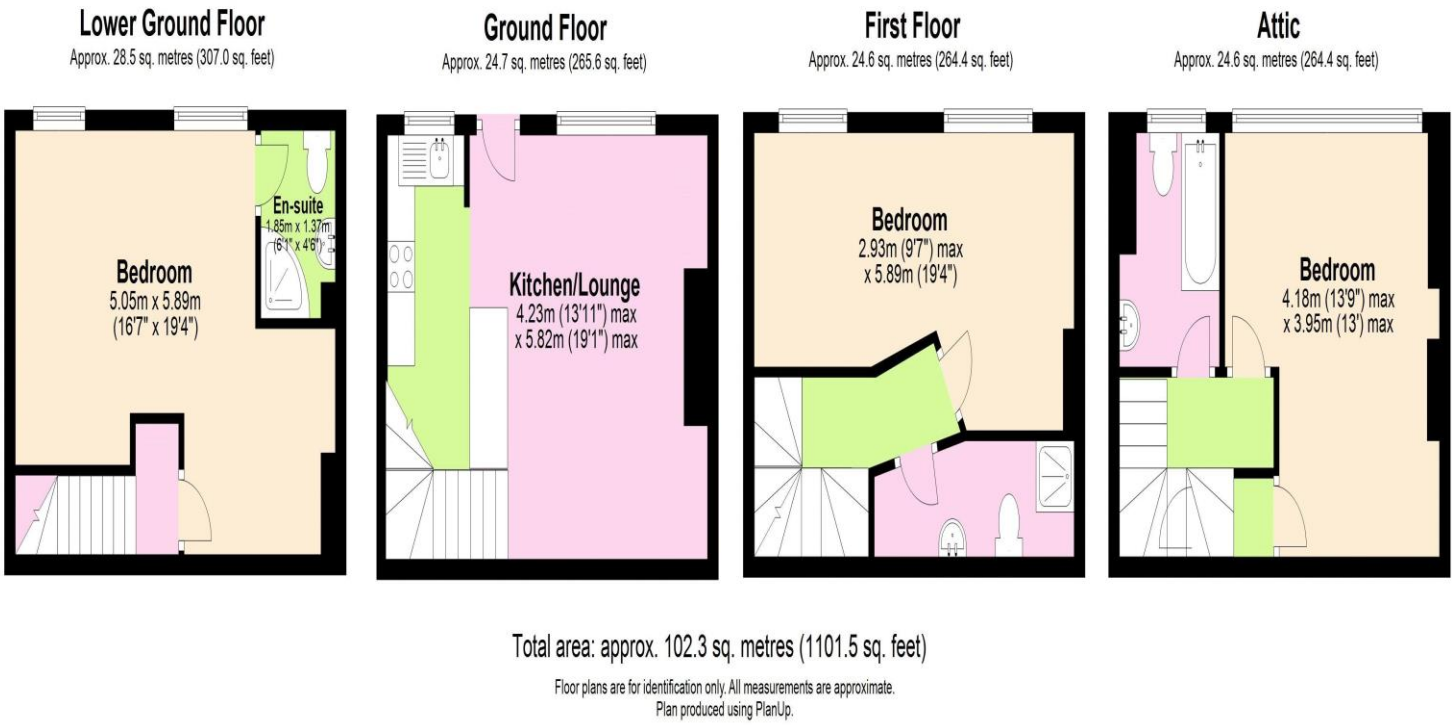









Total area: approx. 102.3 sq. metres (1101.5 sq. feet)

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 -** 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.