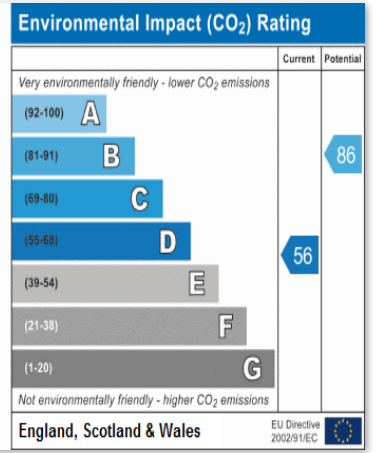
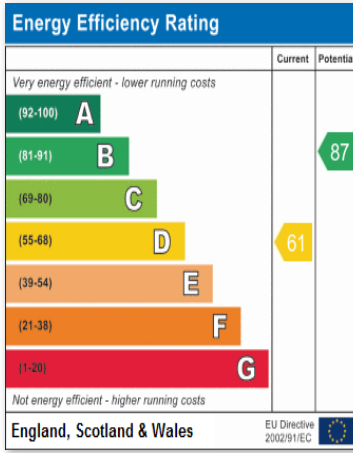




AVAILABLE NOW - VERY WELL PRESENTED TWO BEDROOMED BACK TO BACK IN CENTRAL HEADINGLEY! A recently improved two double bedroomed back to back in central Headingley, suitable for both mature students and professionals. The property benefits from a recently fitted new kitchen and shower room & wc and is very well presented. There is an open plan living kitchen with breakfast bar, basement, good sized shower room & wc, and two double bedrooms, all fully furnished. A great central heading location with many doorstep amenities! Tenants may be interested in knowing the exterior walls, internally have been insulated with 50mm insulation boards improving its thermal performance and increasing the EPC rating to an impressive 'C' ! The property has a small front garden for sitting out, which enjoys a very sunny afternoon aspect! A deposit equivalent to one 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.



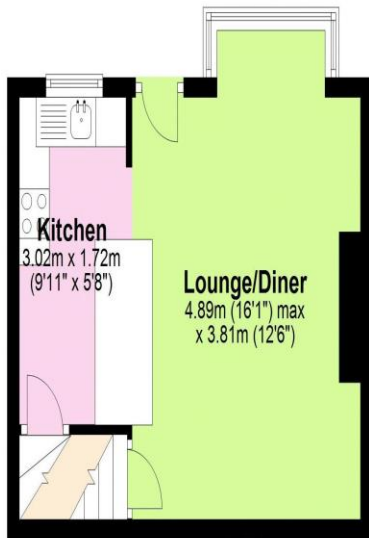
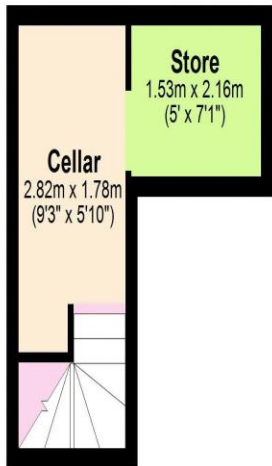


Cellar

Approx. 11.1 sq. metres (119.0 sq. feet)

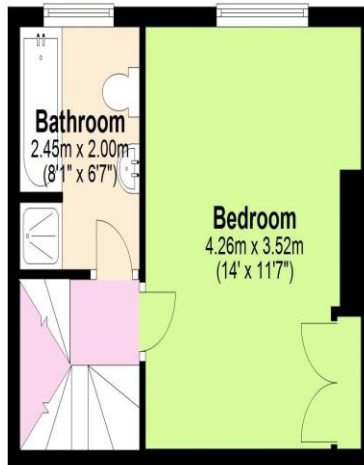
Ground Floor

Approx. 24.2 sq. metres (260.5 sq. feet)



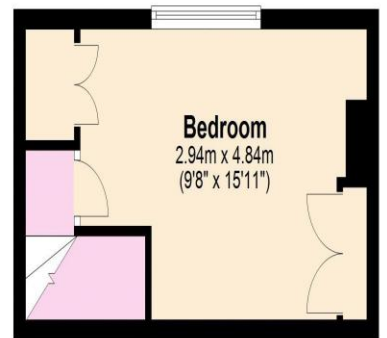
First Floor

Approx. 23.9 sq. metres (257.7 sq. feet)



Attic

Approx. 16.7 sq. metres (180.0 sq. feet)



Total area: approx. 75.9 sq. metres (817.1 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 - 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.