



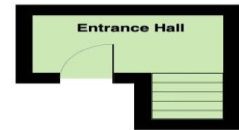
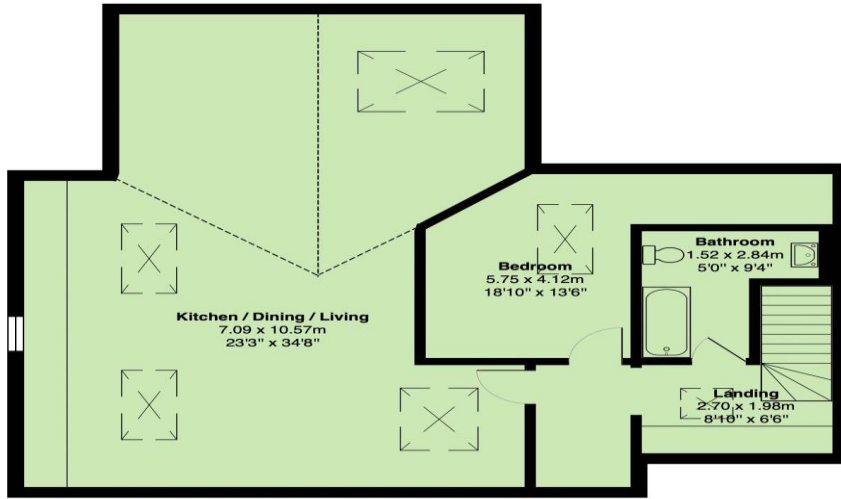
Available 1st July 2026 - An EXTREMELY SPACIOUS ONE BEDROOMED TOP FLOOR APARTMENT, WITHIN THIS ATTRACTIVE RECENTLY-BUILT DEVELOPMENT, just off Cardigan Road, PROVIDING VERY IMPRESSIVE & EXCEPTIONALLY GOOD QUALITY ACCOMODATION. A HIGHLY CONVENIENT LOCATION FOR HEADINGLEY/HYDE PARK, EASY ACCESS TO CITY CENTRE & BURLEY PARK TRAIN STATION ONLY A 2 MINS WALK AWAY! Internal inspection is absolutely essential to appreciate this unusually large apartment, with a fantastic and characterful interior; specifically the larger than average open-plan living kitchen/lounge area. There is a double bedroom, a lovely tiled bathroom with wc and additional utility space on the landing. Externally, the walled development has beautifully attended communal gardens and shared on site private parking. Additional features include gas central heating, double glazed and EPC 'C' rated! A 'Premium' professional home, ideal for single or couples - Early viewing advised! A deposit of £1130 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	69 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

12, Cockcroft Mews, Chapel Lane, Headingley, LS6 3FG



Total Area: 102.7 m² ... 1106 ft²

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.