



**AVAILABLE 16th DECEMBER 2023 - A CHARACTERFUL ONE DOUBLE BEDROOMED TOP FLOOR MEZZANINE APARTMENT WITHIN A BEAUTIFUL STONE CONVERSION 'RIVERMILL COURT' IN POPULAR KIRKSTALL!** An attractive modern split level characterful apartment within this deceptively spacious converted old mill. Located in the heart of Kirkstall's shopping complex, extremely convenient for many attractive doorstep amenities, including Kirkstall Bridge Shopping Complex, the City Centre and the beautiful open green spaces of Kirkstall Abbey and Headingley train station is only a short walk away. Internally, each apartment is well managed and benefits from fully furnished accommodation, most appliances and original period timber windows allowing lots of natural light and stone feature walls. The flats can come with an allocated 1x parking space at an additional £30pcm, upon request. The heating is via wall mounted electric heating, no gas and therefore must be much more economical to run! There is also a communal laundry room with 'pay as you use' washer dryers. An extremely highly convenient location with many amenities just a stone's throw away. Early viewing is strongly advised to avoid disappointment! An ideal home for professional single or couples. A deposit equivalent to a 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.

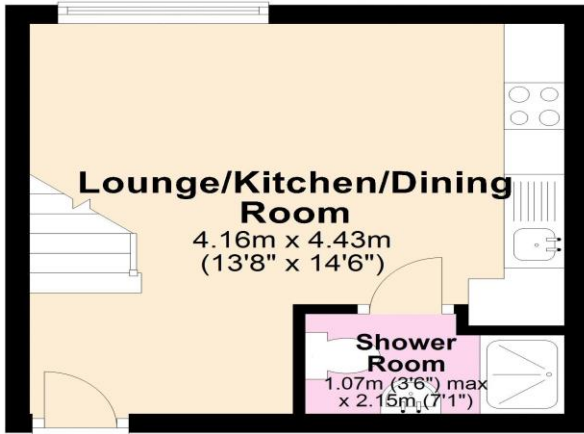




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	69
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

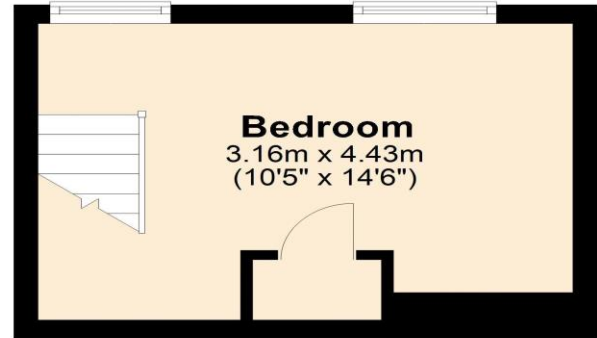
## Floor Plan

Approx. 19.9 sq. metres (213.8 sq. feet)



## First Floor

Approx. 14.0 sq. metres (150.8 sq. feet)



**Total area: approx. 33.9 sq. metres (364.6 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 - 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.