



Available 21st JULY 2024 ! A MODERN SPACIOUS TWO BEDROOM FURNISHED FIRST FLOOR APARTMENT WITH SECURE GATED PARKING SITUATED IN THIS POPULAR AND VERY CONVENIENT LOCATION, CLOSE TO BURLEY PARK TRAIN STATION, HEADINGLEY AND EXTENSIVE AMENITIES, WITH LEEDS CITY CENTRE, THE UNIVERSITIIES AND HOSPITALS ALL WITHIN EASY REACH. SUITABLE FOR STUDENTS & PROFESSIONALS. Offering a stylish open plan lounge, kitchen and dining area with double glazed doors to Juliet balcony enjoying attractive views over communal gardens to the rear of the development, two double bedrooms, one with en-suite shower room w/c and a main bathroom w/c with shower over bath. The property is fully UPVC double glazed and is all electric. Externally there are lovely well maintained communal gardens and secure parking with electric gates. The property has one allocated parking space. A deposit of 1 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.

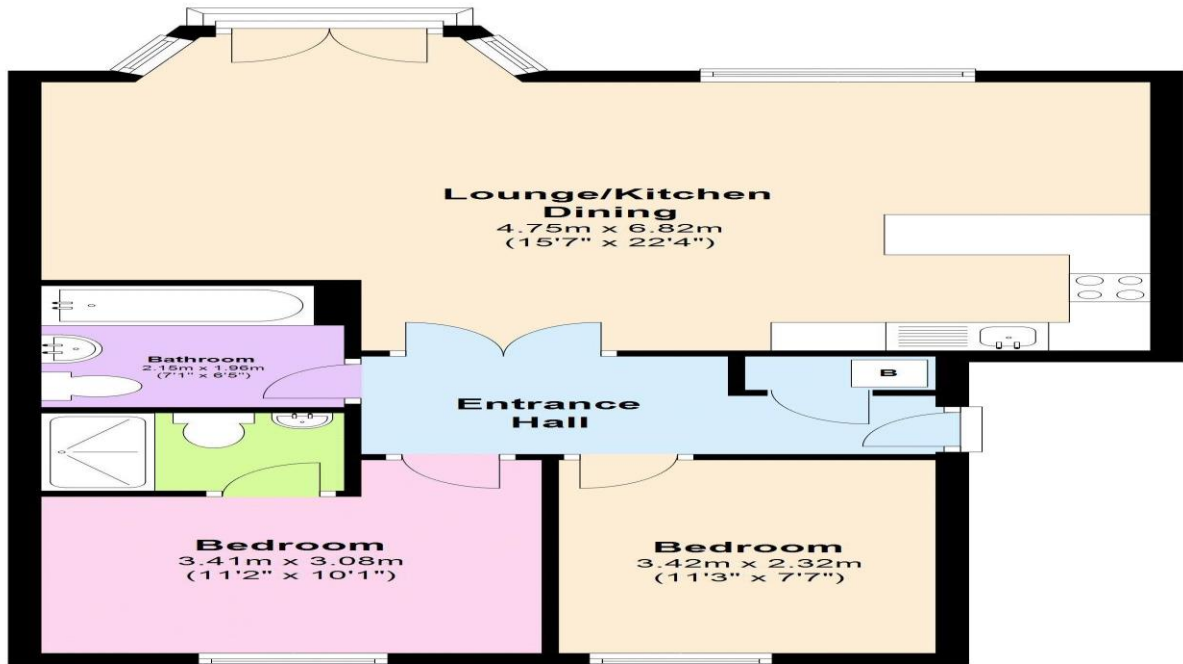




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		80	83
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		70	73
England, Scotland & Wales		EU Directive 2002/91/EC	

Floor Plan
Approx. 64.6 sq. metres (695.2 sq. feet)



Total area: approx. 64.6 sq. metres (695.2 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.