



£140.00 pppw - Available 1st July 2024 for 12 months! Bills inclusive option available (inclusive of: gas, electricity, water, Fibre broadband and TV license at an additional £44.00 pppw) TASTEFUL MODERN PRESENTATION & DECOR THROUGHOUT, 2X 'EN SUITE' DOUBLE BEDROOMS and a fully fitted contemporary living kitchen! Situated in a super central location in the heart of Headingley, with bars, restaurant's and shops right on the door step. The property is accessed via a private courtyard and comes fully furnished. There is also secure allocated parking within the courtyard (please ask for more details). Not to be missed - early viewing advised! No deposit is required for this property. A holding deposit of £100 per person is required when making an application. If the application is approved the holding deposit will go towards the first rent payment. All tenants must provide a UK based guarantor. Please note: The bills inclusive option is provided by a third party utility company so your agreement will be between you and the Utility company. If you decide to proceed with the bills inclusive option, Castlehill will forward your details to the Utility company and they will contact you directly. All future utility queries should be directed to the Utility supplier.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Floor Plan**  
Approx. 46.4 sq. metres (499.3 sq. feet)



**Total area: approx. 46.4 sq. metres (499.3 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. Whilst deposits are normally required equivalent to one months rent, the landlord of this specific property does not require the tenant(s) to pay a deposit. 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 -

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.