

Castlehill

Estate & Letting Agents

1 Frances Lupton House
6 Victoria Gardens
Leeds LS6 1FH
Monthly Rental Of £1,200



Available from 1st June 2024. Looking for something special? An exclusive & new development just off Hyde Park Corner! A quality modern interior, offered furnished with some lovely outside sitting space! 'Victoria Gardens' is a stunning newly built development located on the site of the old Leeds Girls School which now offers a substantial range of new-build homes and a conversion of some of the original beautiful stone school buildings! A luxury development, it offers space, often not seen in some new build sites, combined with landscaped gardens, parking and everything ALMOST BRAND NEW! Kitchen appliances are included. The apartment is ground floor, slightly elevated, providing good open views and benefiting from a very sunny aspect with some communal outside space directly in front of the patio doors for sitting out. The apartment comes with two bedrooms, one with en suite shower room & wc and a house bathroom & wc, the living space is an open plan lounge and highly contemporary fitted kitchen with fitted appliances. Undercroft parking for one car. Additional features include, video entry system, alarmed, double glazed and gas centrally heated. A deposit of £1200 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.



21 OTLEY ROAD LEEDS LS6 3AA T: 0113 278 7427 enquiries@castlehill.co.uk



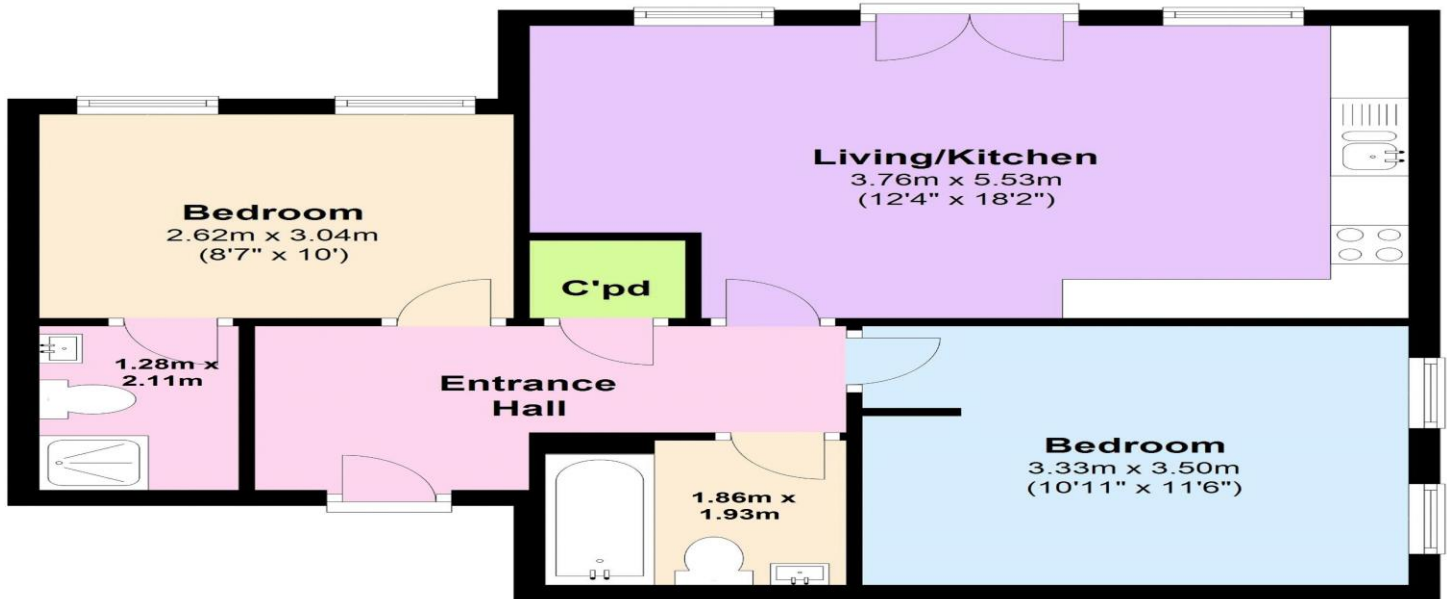
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North Leeds



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	83
(69-80)	C		
(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	

Floor Plan

Approx. 55.5 sq. metres (597.0 sq. feet)



Total area: approx. 55.5 sq. metres (597.0 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.