



AVAILABLE 1st August 2024 Bills inclusive options available at an additional £30 PPPW (inclusive of: gas, electricity, water, broadband and TV licence). A SPACIOUS THREE BEDROOM PROPERTY VERY CONVENIENTLY PLACED, WITHIN EASY WALKING DISTANCE TO LEEDS CITY CENTRE & THE MAIN UNIVERSITIES, with SPARE 4th Room for Study/play room. The property features gas central heating, UPVC double glazing and hard wired smoke alarms. Briefly comprising a lounge, modern fitted kitchen with dishwasher, a large basement room ideal for storage/games room/gym and a separate w/c (Not to be used as bedroom), a double bedroom and modern fitted bathroom w/c on the first floor and two further double bedrooms on the top floor. Please note: The lower ground floor 4th room is not to be used or advertised as a letting bedroom - occasional use only. Suitable for mature students or professionals. A deposit of £200 per person will be required when reserving the property. This will then be registered with the Deposit Protection Service (DPS) 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		86
(69-80)	C		
(55-68)	D	57	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Lower Ground Floor

Approx. 23.7 sq. metres (255.1 sq. feet)

Ground Floor

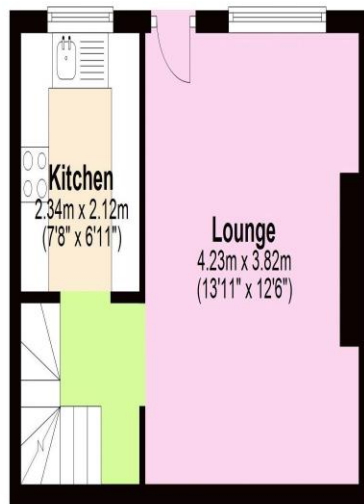
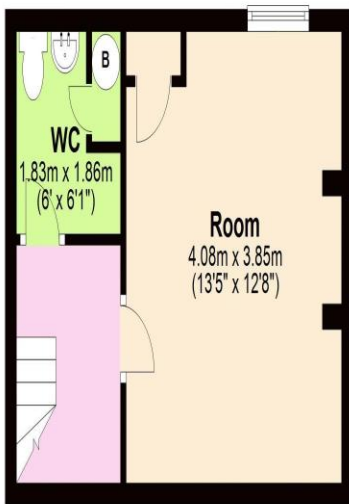
Approx. 24.6 sq. metres (265.2 sq. feet)

First Floor

Approx. 24.6 sq. metres (265.2 sq. feet)

Attic

Approx. 24.0 sq. metres (258.9 sq. feet)



Total area: approx. 97.0 sq. metres (1044.4 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.