



AVAILABLE 15TH JULY ! TWO BED FLAT IN A RECENT CONVERSION OF A SUBSTANTIAL IMPOSING AND FANTASTIC PERIOD PROPERTY STANDING IN BEAUTIFUL PRIVATE GARDENS WITH SECURE PARKING JUST A STONE'S THROW FROM HEADINGLEY AND ITS EXTENSIVE AMENITIES, TRAIN STATION AND WITHIN EASY REACH OF THE CITY CENTRE, UNIVERSITIES & HOSPITALS! THE SYMPATHETIC RE-DEVELOPMENT WITH VIDEO ENTRY, HIGH CEILINGS, MODERN FITTED KITCHENS & BATHROOMS WITH SOME HAVING EN-SUITES & JULIET BALCONIES OVERLOOKING THE DELIGHTFUL LEAFY LANDSCAPED GARDENS. EARLY VIEWING IS ESSENTIAL IF YOU WANT TO ENJOY LIVING IN THIS BRAND NEW LUXURY CONVERSION. Secure parking available and landscaped communal gardens. **Internet: The property is NOT connected to BT telephone line so internet can only be provided by Virgin Media.** 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.

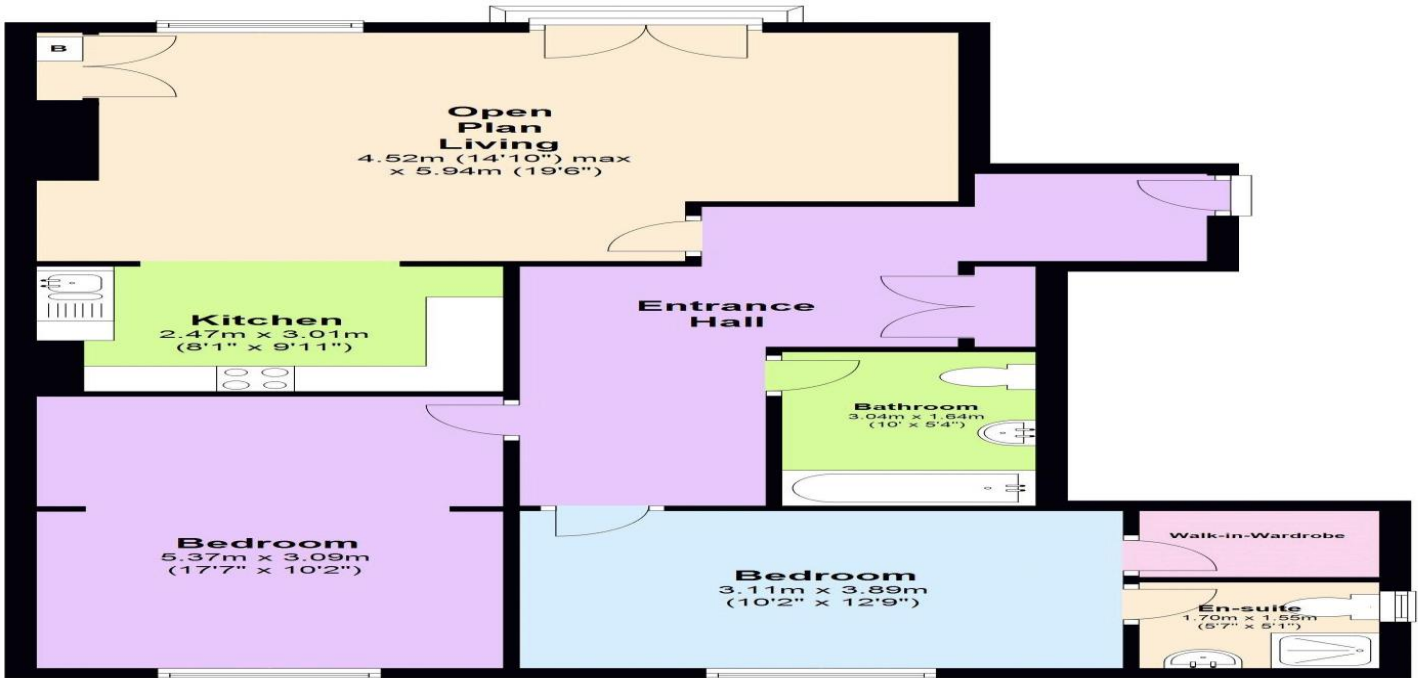




| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 79 | 79 |
| 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 | | | |
| | | 79 | 79 |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Floor Plan
Approx. 88.9 sq. metres (957.2 sq. feet)



Total area: approx. 88.9 sq. metres (957.2 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.