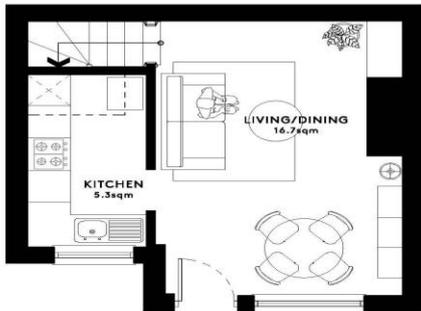
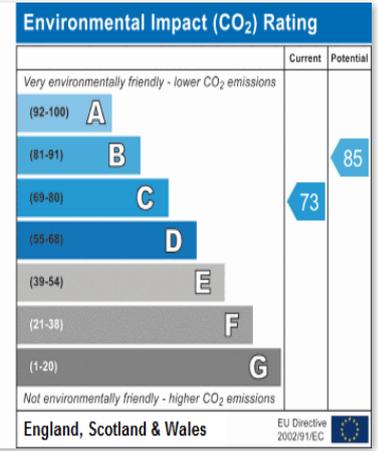
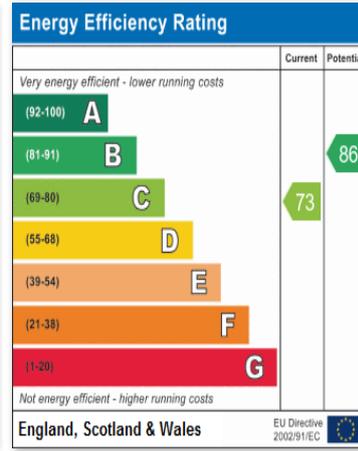


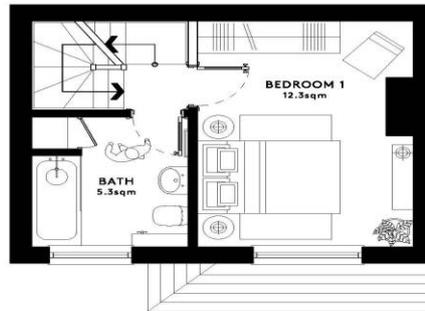


Available 11th April 2026 - A MUST SEE, ITS FANTASTIC! An IMPRESSIVE TWO BEDROOM BACK TO BACK tastefully decorated and furnished to an extremely high standard, providing exceptional attention to detail and beautifully presented through out. Early internal inspection is essential, you will not be disappointed! Having been extensively refurbished, it comprises; lounge, fitted kitchen, two good sized double bedrooms and a house bathroom & wc. Every room benefits from quality decor, flooring and furniture, the interior has been designed not only to provide contemporary modern living but also finished so that it retains the character and much of the period features! Externally, the front garden has also been landscaped to provide a low maintenance garden, which enjoys a sunny aspect for sitting out! Please note; the landlords will be replacing the sofa and carrying out some repainting in between the change over of tenancy. Situated in this very convenient location, just off Kirkstall Road with extensive local amenities including the Vue cinema complex and within walking distance and within easy reach of the city centre, universities and major road networks. 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.





GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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.