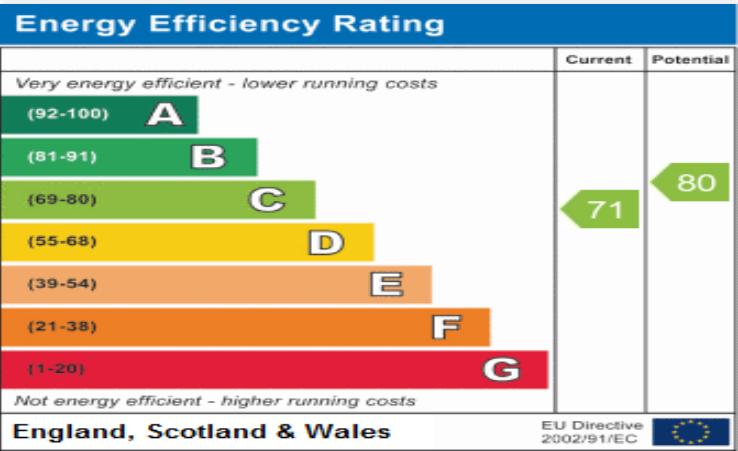




Available 26th September 2024 - IF SPACE IS WHAT YOU NEED, THIS IS THE HOME FOR YOU! A STUNNING & CHARACTERFUL GARDEN APARTMENT - RENT INCLUSIVE OF COUNCIL TAX & WATER RATES...! OFFERING VERY SPACIOUS ACCOMMODATION WITH A LOVELY PRIVATE GARDEN, SITUATED IN CENTRAL IN HEADINGLEY, JUST A FEW MINUTES WALK TO EXTENSIVE AMENITIES, WITH THE CITY CENTRE AND UNIVERSITIES WITHIN EASY REACH. IDEAL FOR PROFESSIONAL SINGLE OR COUPLES. Viewings are an absolute must to appreciate the large layout, which occupies the entire lower ground floor of this attractive substantial Victoria Terrace and comprises; Entrance hall, lounge with bay window, newly fitted separate kitchen, bedroom with bay window, utility room with washer & dryer, large storage cupboard and a brand new modern bathroom & wc!! Externally there is a beautiful rear garden with private access and an excellent degree of privacy! Please note there is only on street parking. Additional features include, high ceilings, gas central heating, UPVC double glazing and a private flat entrance. INTERNAL VIEWING STRONGLY RECOMMENDED! A deposit equal to the first 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.





Total area: approx. 82.8 sq. metres (890.9 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 -

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.