

# Castlehill

Estate & Letting Agents

39 Cliff Road Hyde Park  
Leeds LS6 2ET

Monthly Rental Of £1,250



Available 4th April 2026. A highly characterful & substantial, unfurnished three bedroom back to back property in a beautiful leafy setting, IN THIS QUIET BACKWATER HOTSPOT very accessible to Leeds City Centre, Hyde Park corner and Headingley, yet away from the 'hustle & bustle'!! More suited to a small family or professional home, this period property provide very spacious accommodation over four floors and offered with good sized front gardens and some off street parking. Additional features include; gas central heating and upvc double glazed. Point to Note: To best access the property, use Cliff Lane, which runs parallel to Cliff Road. No: 39 is numbered on the white gate. Landlords would like tenants to maintain gardens & borders - lawnmower will be provided. Some cosmetic works planned including repainting of the lounge and kitchen walls and new carpets to the lower ground floor stairs. 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.



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North Leeds



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	74	75
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

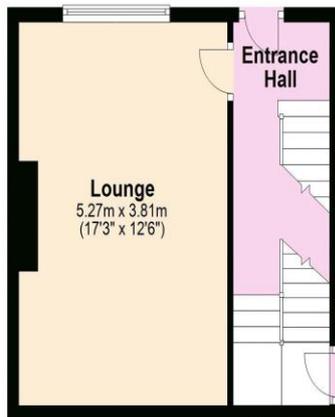
### Lower Ground Floor

Approx. 33.4 sq. metres (359.0 sq. feet)



### Ground Floor

Approx. 29.6 sq. metres (318.8 sq. feet)



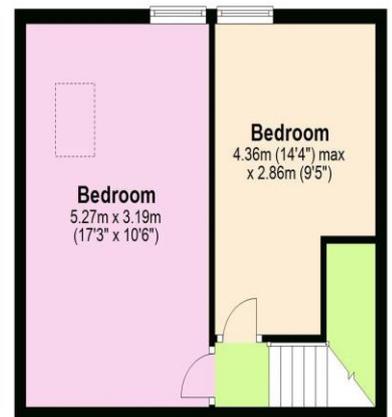
### First Floor

Approx. 32.1 sq. metres (345.7 sq. feet)



### Second Floor

Approx. 32.3 sq. metres (347.5 sq. feet)



Total area: approx. 127.4 sq. metres (1371.1 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.