



Available 16th August 2025 - A STUNNING BEAUTIFULLY FURNISHED TWO BEDROOMED TERRACE WITH AN ENCLOSED FRONT GARDEN OFFERING A GOOD DEGREE OF SECURITY, SITUATED IN A HIGHLY CONVENIENT LOCATION, CLOSE TO EXTENSIVE SHOPPING AND LEISURE AMENITIES AND WITH EASY ACCESS INTO LEEDS CITY CENTRE. This characterful gas centrally heated & UPVC double glazed property has been tastefully furnished and presented, comprising a lounge with varnished floorboards, a fitted kitchen, a double bedroom on the first floor with feature fireplace and built-in wardrobes, a spacious bathroom w/c with freestanding bath and over head shower, feature brick wall and varnished floorboards and a further double bedroom on the top floor with large dormer window with lovely roof top views, built-in wardrobes, drawers and wood laminate flooring. Outside there is a fully enclosed small garden offering a good degree of privacy and security, with a block paved patio and low maintenance artificial grass. Internal viewing absolutely essential to fully appreciate this lovely home, ideal

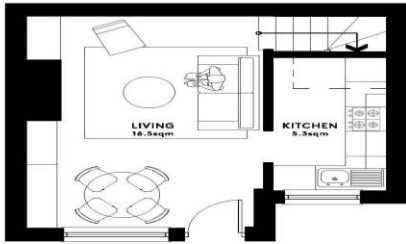


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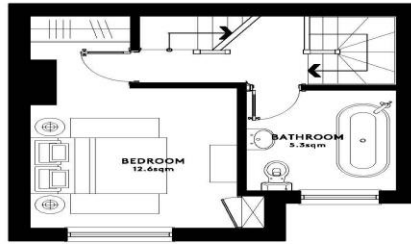


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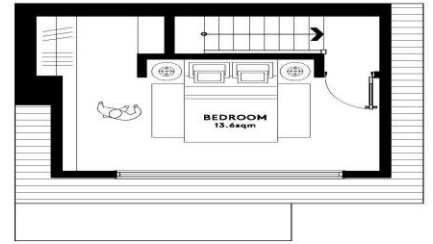




GROUND FLOOR PLAN



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.