



AVAILABLE FROM 7th JULY 2026, A LOVELY TWO BEDROOMED TOWN HOUSE WITH A GARDEN, SITUATED IN THIS VERY CONVENIENT LOCATION, A SHORT WALK TO THE MAIN UNIVERSITIES AND LEEDS CITY CENTRE, IDEAL FOR STUDENTS. The spacious, furnished gas centrally heated and double glazed accommodation comprises an entrance vestibule, a large lounge leading to a modern fitted kitchen and two double bedrooms and a bathroom w/c upstairs. Outside there is a lawned garden to the rear and a block paved front garden which can be used for off street parking, but it should be noted the kerb is not dropped for access. There is also ample on street parking. A deposit equal to the 1st 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.

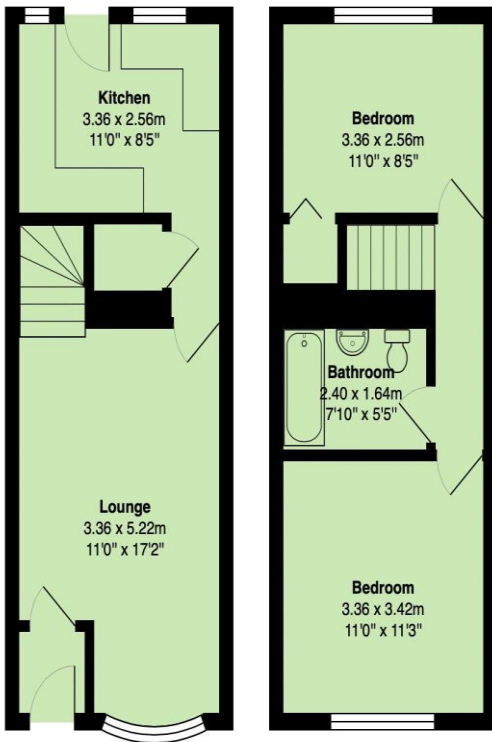


21 OTLEY ROAD LEEDS LS6 3AA T: 0113 278 7427 enquiries@castlehill.co.uk





37, Cliff Mount, Woodhouse, LS6 2HP



Total Area: 63.1 m<sup>2</sup> ... 679 ft<sup>2</sup>

#### 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.