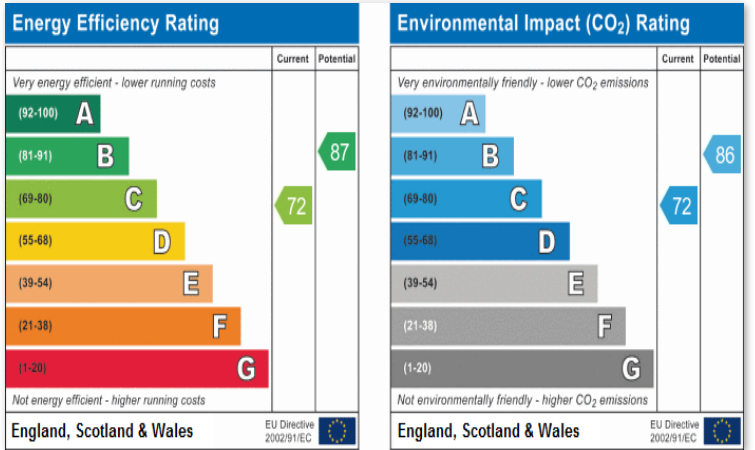




Available 17th of March - A FANTASTICALLY PRESENTED TWO DOUBLE BEDROOM MODERN SEMI-DETACHED PROPERTY VERY CONVENIENTLY LOCATED A SHORT WALK INTO LEEDS CITY CENTRE AND THE UNIVERSITIES. Ideal for a professional couple/persons, this lovely meticulously maintained furnished property provides modern, spacious accommodation comprising an entrance hall, large lounge and dining area, fantastic fitted kitchen with breakfast bar integrated dishwasher, washing machine, fridge and wine cooler! The kitchen leads to a fully glazed lean to, with further access to the rear garden. Upstairs, there are two evenly sized double bedrooms and a modern bathroom suite with shower over bath. Externally, there are good sized, well tended gardens to the front and side, with drive for off street parking. Features include, gas central heating, double glazing, security alarm and hard wired smoke alarms. INTERNAL VIEWING IS ABSOLUTELY ESSENTIAL TO APPRECIATE THIS LOVELY HOME. There is also the use of a garage. A deposit equivalent of one months rent

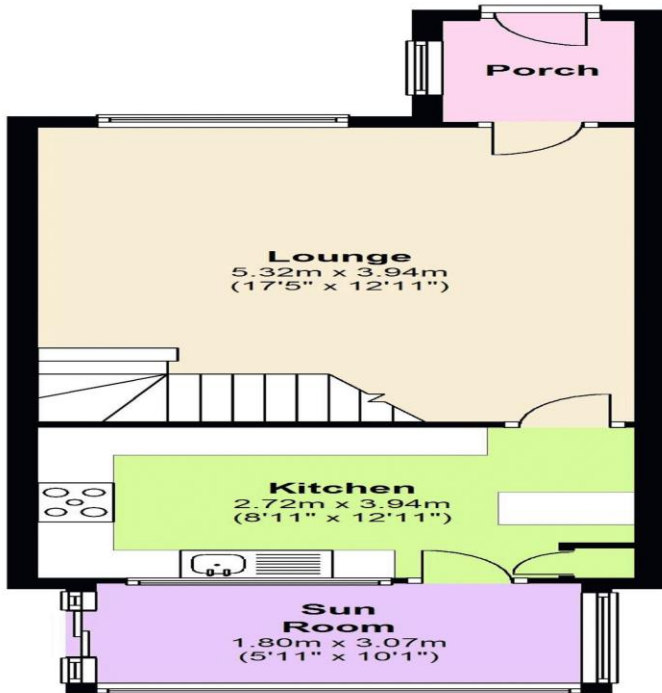






### Ground Floor

Approx. 40.4 sq. metres (434.4 sq. feet)



### First Floor

Approx. 31.8 sq. metres (342.7 sq. feet)



Floor plans are for information 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 - 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.