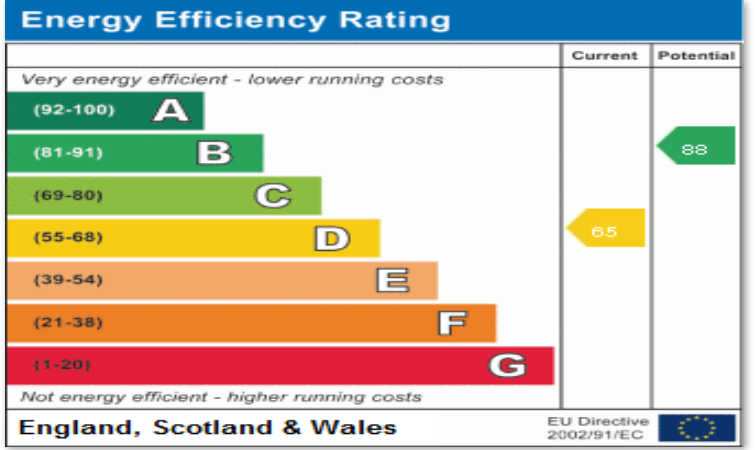




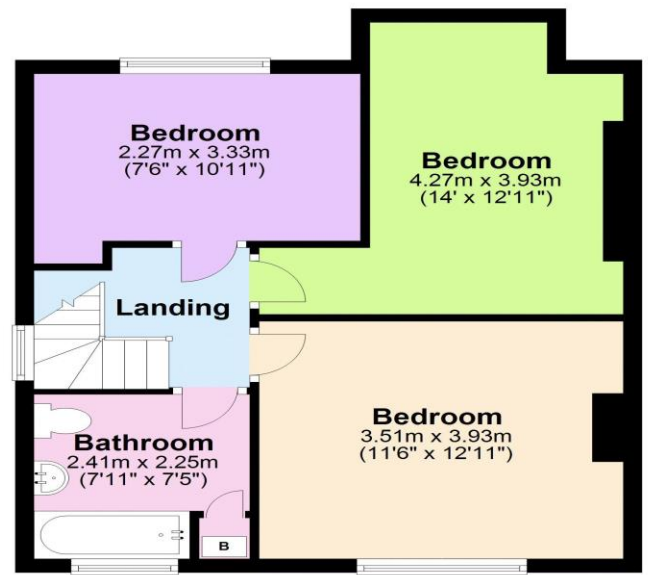
AVAILABLE NOW ! A LOVELY, WELL PRESENTED AND SPACIOUS GAS CENTRALLY HEATED AND UPVC DOUBLE GLAZED THREE BEDROOMED SEMI-DETACHED PROPERTY, SITUATED IN THIS VERY CONVENIENT LOCATION, TOWARDS THE BOTTOM OF THIS POPULAR CUL-DE-SAC, JUST A FEW MINUTE'S WALK TO HEADINGLEY'S EXTENSIVE AMENITIES AND WITHIN EASY REACH OF THE CITY CENTRE & UNIVERSITIES. This tastefully presented furnished property would be ideal for a young family, with Springbank Primary School located just behind the property or a professional couple. Briefly comprising a generous entrance hall with separate w/c off, a lounge with bay window and an attractive open plan dining kitchen, with modern units, wood laminate flooring and double doors to the rear garden. Upstairs, there are two double bedrooms and a very good sized third bedroom along with a modern bathroom suite. Externally there is a front garden and drive for off street parking and a garden to the rear. Gardens to be maintained by tenants. A deposit equivalent to one 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.





Ground Floor
Approx. 46.0 sq. metres (494.7 sq. feet)

First Floor
Approx. 45.5 sq. metres (489.3 sq. feet)



Total area: approx. 91.4 sq. metres (983.9 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 - C

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.