



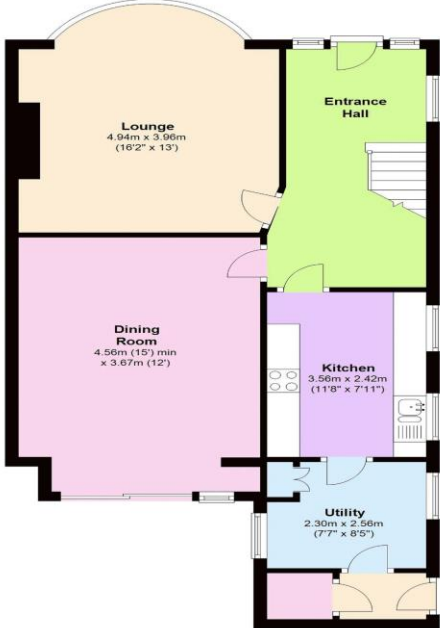
AVAILABLE FROM 1ST FEBRUARY 2026. INTERNAL INSPECTION IS AN ABSOLUTE MUST TO FULLY APPRECIATE THIS BEAUTIFULLY PRESENTED FOUR BEDROOMED EXTENDED SEMI DETACHED HOME IN THIS POPULAR AND VERY CONVENIENT LOCATION, CLOSE TO THE EXTENSIVE AMENITIES IN HEADINGLEY, THE OPEN GREEN SPACES OF BECKETT'S PARK, SCHOOLS, LOCAL SHOPS AND WITHIN EASY REACH OF THE CITY CENTRE, AND ONTO THE MAJOR ROAD NETWORK. The spacious well planned property is tastefully furnished and decorated and comprises a characterful entrance hall way, lounge and an extended dining room to the rear. A recently fitted new kitchen with utility off and downstairs w/c. Upstairs, there are three double bedrooms and a contemporary fully tiled bathroom suite with seperate shower enclosre & w.c. On the top floor, there is a fantastic very spacious bedroom, devided to allow for storage, office or a snug area! Externally, there is a good sized drive for off street parking and access to a garage. To the rear is a fully enclosed lawned garden with paved patio area, providing a good degree of privacy and security. Book your viewing now to avoid disappointment! Please note: Gardens are all to be maintained by the tenants. A deposit of £1780 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.



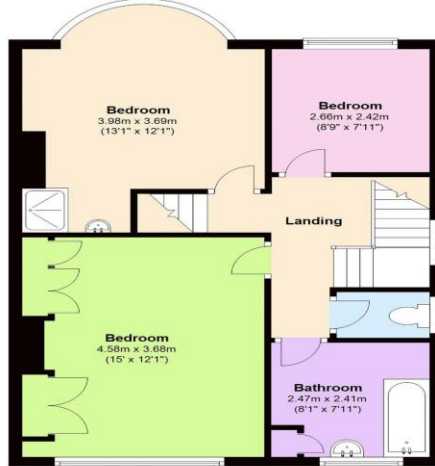


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

Ground Floor
Approx. 65.9 sq. metres (709.6 sq. feet)

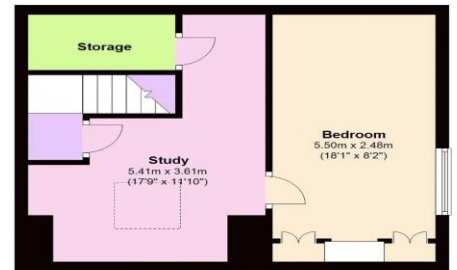


First Floor
Approx. 54.5 sq. metres (586.1 sq. feet)



Total area: approx. 154.8 sq. metres (1666.6 sq. feet)
Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

Attic
Approx. 35.1 sq. metres (377.6 sq. feet)



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 - E

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.