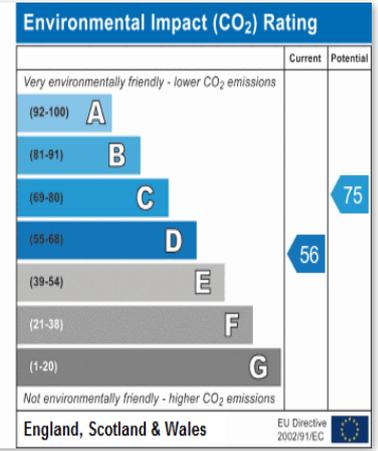
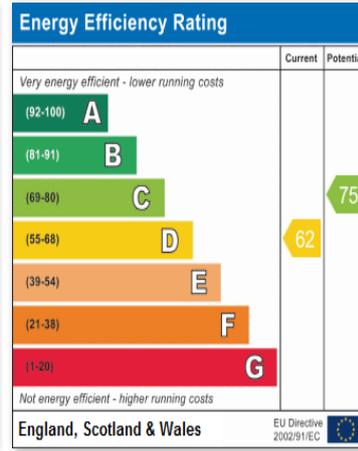


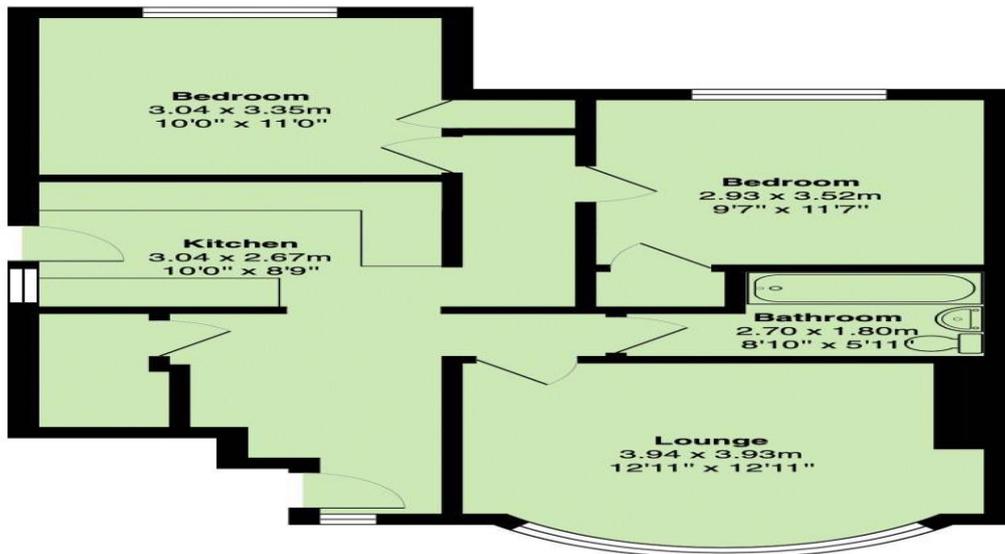


AVAILABLE NOW A NEWLY REFURBISHED & GOOD SIZED TWO BEDROOMED GROUND FLOOR APARTMENT SITUATED IN THIS SOUGHT-AFTER RESIDENTIAL LOCATION, JUST A FEW MINUTES WALK TO LOCAL SHOPS, SCHOOLS AND WITHIN EASY REACH OF THE OUTER RING ROAD AND LEEDS CITY CENTRE. The property now enjoys a brand new interior with a very spacious layout and is fully furnished. The works include; a brand new kitchen, a modern white bathroom suite & wc, new carpets, fully redecorated and having mostly new contents. The accomodation comprises; good sized entrance hall, kitchen separate sitting room, bathroom & two double bedrooms with built in cupboards. The bedrooms are located to the rear of the property which enjoy a private garden view. Externally there are communal gardens and some off street shared parking. (1x space only) The property will also come with two new beds and a wall mounted television! Additional features include gas central heating & Upvc double glazing. Ideal for professional single or couples looking for a good quality home! You will not be disappointed - Internal viewing strongly recommended. A deposit of one month's 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 Flat, 9, Ring Road West Park, West Park, LS16 5AJ



Total Area: 65.9 m² ... 710 ft²

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.