



AVAILABLE 1st February 2026 - A LARGE ONE DOUBLE BEDROOMED FIRST FLOOR APARTMENT SITUATED IN AN EXTREMELY CONVENIENT & POPULAR RESIDENTIAL AREA, CLOSE TO THE OPEN SPACES OF KIRKSTALL ABBEY, HEADINGLEY'S TRAIN STATION & HAVING DIRECT ACCESS INTO THE CITY CENTRE! Viewings are a must of this very spacious apartment with a good sized open plan aspect located on the edge of Kirkstall's shopping complex, extremely convenient for many attractive doorstep amenities, including Kirkstall Bridge Shopping Complex, the City Centre and the beautiful open green spaces of Kirkstall Abbey and Headingley train station is only a short walk away. The property is fully furnished and has its own private entrance with elevated views. The heating is via a wall mounted electric heating, and the landlord can provide additional plug in oil heaters. There is no gas and therefore must be much more economical to run! Water rates are included in the rent. Suitable for both single or professional couples! A super location with many amenities just a stone's throw away. Early viewing is strongly advised to avoid disappointment! A deposit equivalent to a 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. Photographs taken pre tenancy. 1x space only - rear parking.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	68 D
39-54	E		
21-38	F		
1-20	G		

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 - A

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.