Castlehill
Estate & Letting Agents

4 Beech Acre Monk Bridge Road
Leeds LS6 4DX

Monthly Rental Of £2,300



AVAILABLE DECEMBER/JANUARY - CHARACTERFUL 'BRAND NEW' STONE 3 OR 4 BED TOWNHOUSE'S WITH PRIVATE PARKING AND GARDENS, in a beautiful leafy setting, situated on private and highly attractive grounds. A QUIET BACKWATER HOTSPOT, very accessible to Headingley centre, yet tucked away from the 'hustle & bustle'!! There are four very attractive brand new townhouses, built on privately owned walled grounds of Albert House in Central Headingley. They offer luxury accommodation with no expense spared and each one with exceptional attention to detail throughout, including beautifully landscaped private gardens and allocated parking. Heating & electricity is via solar panels and a heat source pump and all having an impressive 'A' EPC rating!! They comprises of genuine double bedrooms (two of which have en-suite facilities), featuring a huge master bedroom on the top floor with vaulted ceilings and they benefit from lots of natural light from the skylights, contemporary bathrooms suites & w/c's, under floor heating to the ground floors and beautifully well equipped fitted dining kitchen, with many integrated appliances and freestanding American style fridge/freezer. All with access to the garden & patio via bi-folds doors. There is also a useful w/c and utility room off. The furniture is optional so it can come furnished or unfurnished. There is an additional £300 pcm for water and electricity (there is no gas), paid to the landlord. Broadband can





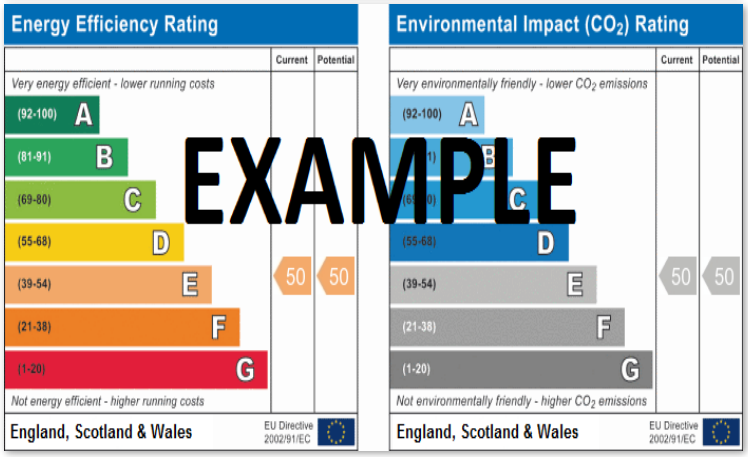
21 OTLEY ROAD LEEDS LS6 3AA T: 0113 278 7427 enquiries@castlehill.co.uk

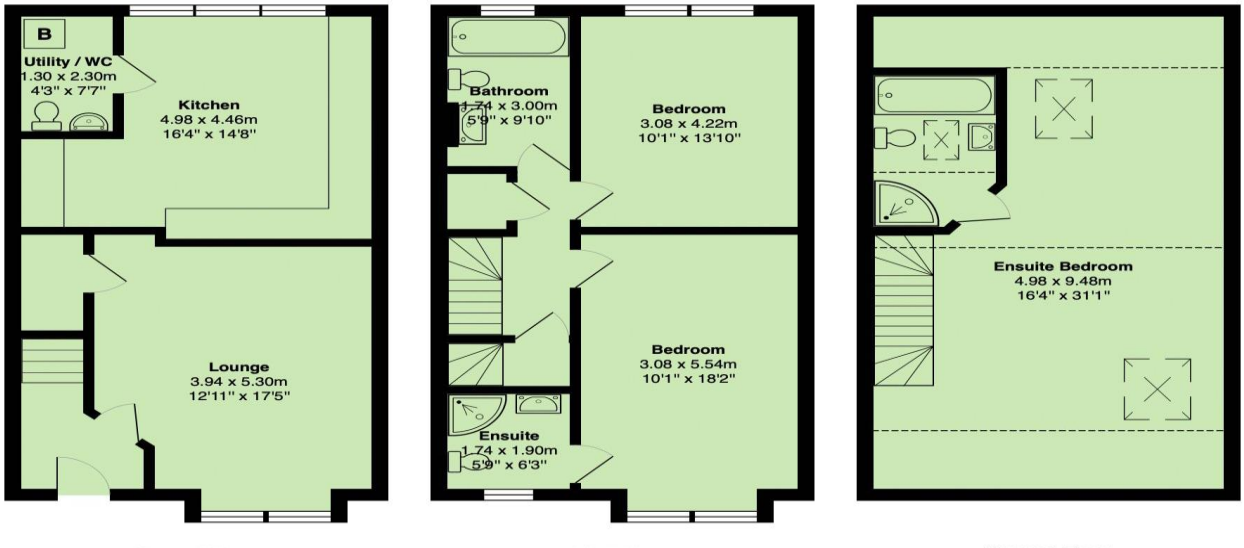
DPS
The Property Ombudsman
ClientMoney Protect
Your Sales and Lettings Specialist in North Leeds











Total Area: 143.3 m² ... 1542 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 is prohibited in all properties. 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 -

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.