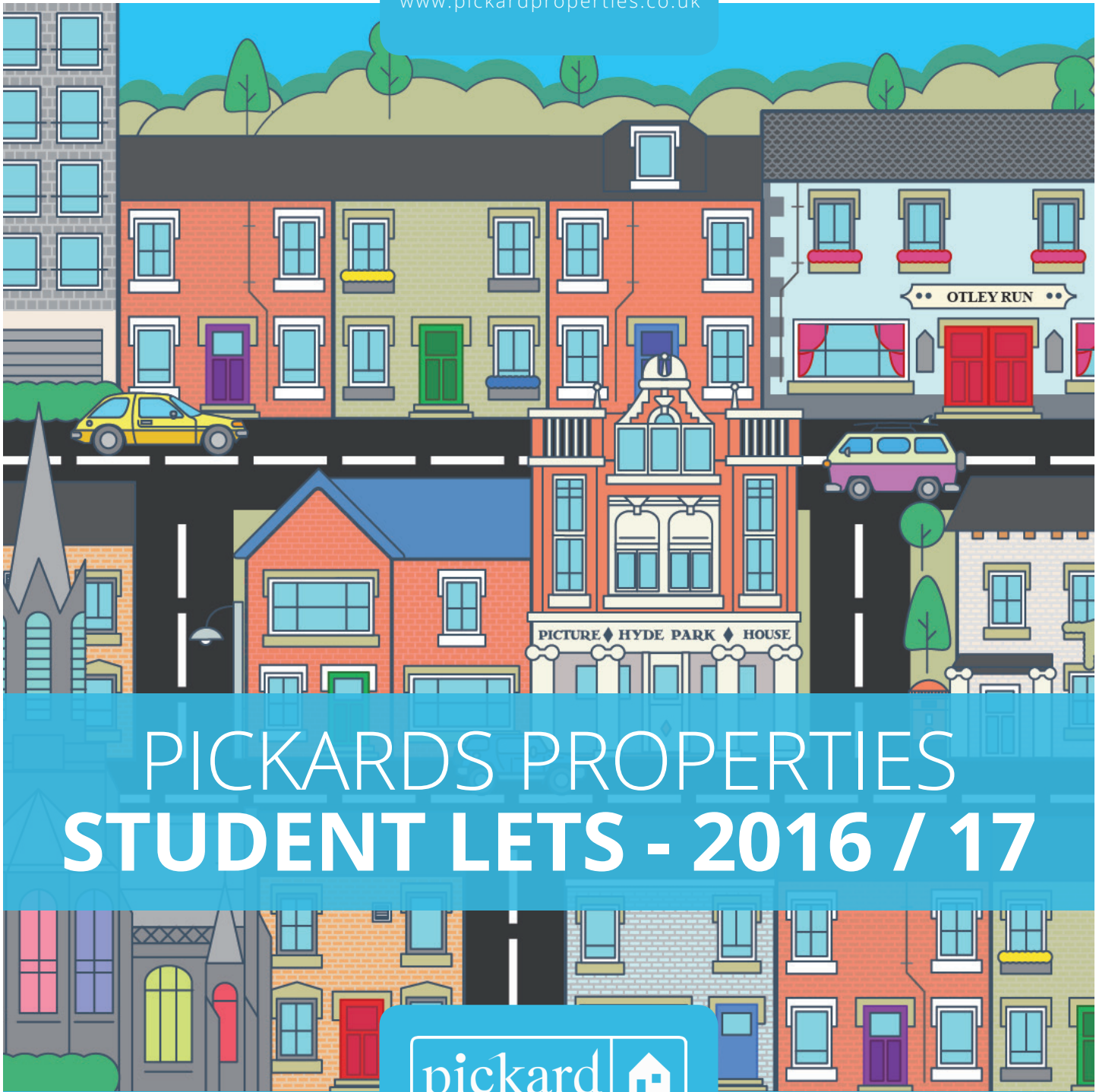


www.pickardproperties.co.uk



PICKARDS PROPERTIES STUDENT LETS - 2016 / 17

pickard 

Services

Look out for our ECO symbol

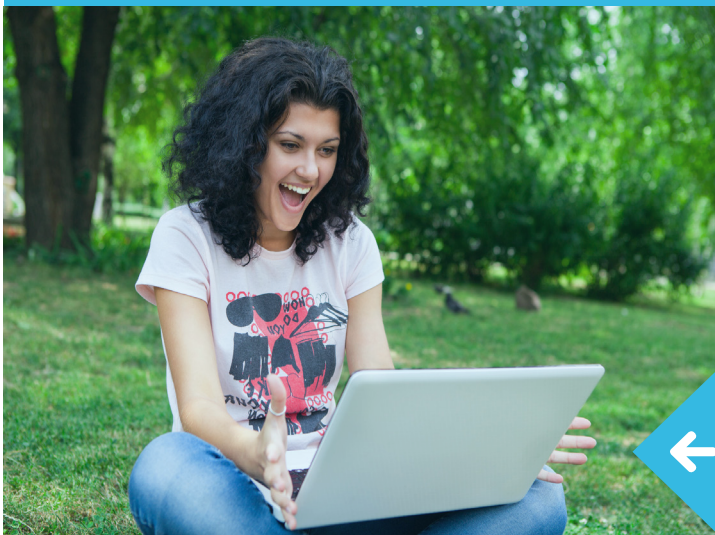
We all love the traditional Victorian build houses in Hyde Park and Headingley – they are a reminder the rich history of Leeds and it's pretty cool that they have stood there for 100 years or more and are, well we think, places that have a soul. 100 years on it is all about carbon footprint, reducing global warming and making properties energy efficient as possible to make a property more comfortable by using modern building standards. Adapting our traditional builds without comprising their charm to be as energy efficient as possible is quite an undertaking and so our most suitable of our properties have benefited from state of the art internal wall insulation and/or external wall insulation under the Government backed Green Deal Finance Scheme. These properties have this symbol so please do ask about how they benefit you.



Unlimited Wifi in all of our properties

We give free wifi with all our student properties, its free whether you are bills inclusive or exclusive. We like to keep you connected while you are living in Leeds and are committed to our promise to deliver this. Again I think you will find we are the only landlord providing this service for free.

**Wifi signal strength and speed is subject to number of devices in use at any one time and the supply from the provider.*





Bills inclusive or exclusive, we're flexible.



We are a landlord in an enviable position to be able to offer you Bills Inclusive on any of our properties which are three bedroom and above and we have been doing it for years.

We were one of the first to offer Bills inclusive on properties other than halls and are the only Landlord to offer unlimited use of your gas, water and electric so you won't be landed with an excess usage

bill at the end of your tenancy - that definitely would not be a nice farewell! Cushioning our student tenants against steep price rises, removing the frustration in ringing utility suppliers and aiming to offer properties that remain toasty and temperature comfy is one of our main goals. There is nothing worse than sitting at your laptop with freezing extremities! Let's not go there.

Admin fees may apply on signing if you are not already a Pickard Properties tenant.

Areas

Headingley p6 - 30

Horsforth p31

Woodhouse p32

Hyde Park p33 - 52

Property Key



Free Wifi



Kitchen



Eco House



T.V.



Bathrooms



Dishwasher



Dryer



Extra WC



Parking



Utility Room



Garden

About Pickards

Pickard will probably be the friendliest Letting Company you will encounter during your house hunting experience as our main ethos is to ensure that our tenants are 100% happy with their choice. Do not have any misconceptions, we are driven but it does not deafen us to your needs , we will not use the pressured hard sell and rush you into a decision. It's not our style and that's our promise.

We are well-respected Leeds born and bred family company established in Leeds for nearly 50 years now and at the core of Pickard is our student accommodation. Our success is attributed to our excellent reputation, sensitivity to local residents and student needs and an extensive knowledge of Leeds.

This success has been marked by the students by being voted No.1 landlord, Best Large Landlord 2012 and 2013, finalist for Best Value Landlord 2014 and winners of 'Most Socially Responsibly Landlord 2015'.

We have a large portfolio of student property in LS6 area ranging from 1 bed through to 14 beds, Lease large Student Halls to Unipol , own property conversions across west Yorkshire for professionals, have successful portfolio of professional house shares in Leeds and also have a strong commercial presence nationwide.

We are full members of UNIPOL, Leeds Property Association (LPA) , Leeds Landlord Accreditation Scheme (LLAS) , Residential Landlord Association (RLA) and have strong links with associations responsible for raising the standards of student living in Leeds.

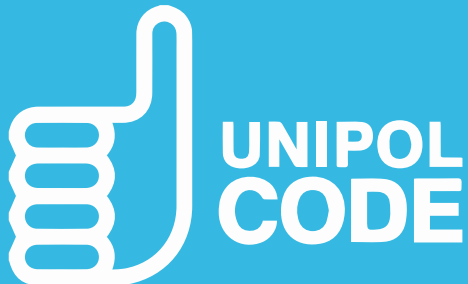


Testimonials

"My experience overall has been incredibly pleasant, and as a result Pickards was a first choice for our student house next year. I am happy with the services and hope next year is just as satisfying." AD June 2015

"When it came to signing the contracts etc. this was a very simple process. we were talked through what the terms were and given the opportunity to voice our concerns (ie getting a TV with the house). Also the flexibility of allowing us to sign at separate times was very helpful." JK June 2015

"I'm sort of wishing I had something negative to say to make the review seem more 'honest' - but I really, genuinely don't! We all came out of Pickards with beaming smiles after signing, and were raving about how nice and helpful the staff were. I have quite a few friends coming to Leeds next year - and I know that without a doubt, I am going to recommend Pickards to them." KR May 2015



Pickard's News

As well as the general ongoing repairs we continue throughout the year to introduce improvements to our portfolio of properties whether that be a new tiled floor or some spotlights or a complete property refurbishment.

We are already on with a large list of some replacement bathrooms this year so if it has not been replaced by the time you view one of our properties. These properties are on the list to complete by September '16

3 Norwood Terrace -6 Hesse View -26 Hesse Terrace -40 Estcourt Avenue -28 Norwood Terrace -175 Cardigan Road - 30 Hesse Terrace -9 Richmond Avenue -8 Mayville Terrace - 1 Chapel Place - 13 St Michaels Lane - 8 Manor Terrace -26 Manor Terrace - 16 Hesse Terrace -20 Burchett Grove -16 Manor terrace.

Full kitchen refurbishments to 8 Buckingham mount (Page 33) and 25a St Michaels Road (page 27). And updating of kitchens at 11 Hesse Terrace, 2 Hesse mount, 4 Hesse Mount, 28 Hesse Ave, 10 Hesse View, 23 Hesse View too.

Watch out for 23 Headingley Mount (page 19) and as it will have a complete overhaul to the lounge and kitchen and a an extra bathroom to make it into a six bedroom property.

MOOR GRANGE

LS6 4BJ



Available from 1/7/2016

£92.00 **INC**



12 - 14





12

HEATHFIELD COTTAGE

LS6 4DE

←

- Wi-Fi
- WC 3
- Wrench and screwdriver
- Plant
- TV
- Bathtub 4
- Car
- Washing machine
- Washing machine
- Cooker 2

Available from 5/7/2016

£92.00 INC

HEADINGLEY



/PICKARDPROPERTIES



7

TEL: 0113 246 9395

MOORFIELD LODGE

LS6 4BJ



Available from 3/7/2016

£92.00 **INC**

11



8





10

BURTON LEA
LS6 4DN

←

- Wi-Fi
- WC 2
- TV
- Plant
- Bath 3
- Car
- Washing Machine
- Cupboard 2

Available from 3/7/2016

£92.00 **INC**

HEADINGLEY



9

 /PICKARDPROPERTIES TEL: 0113 246 9395

2 HEADINGLEY AVENUE

LS6 3EP



Available from 11/7/2016

£78.00

EXC

£93.00

INC



9



187 KIRKSTALL LANE

LS6 3EJ



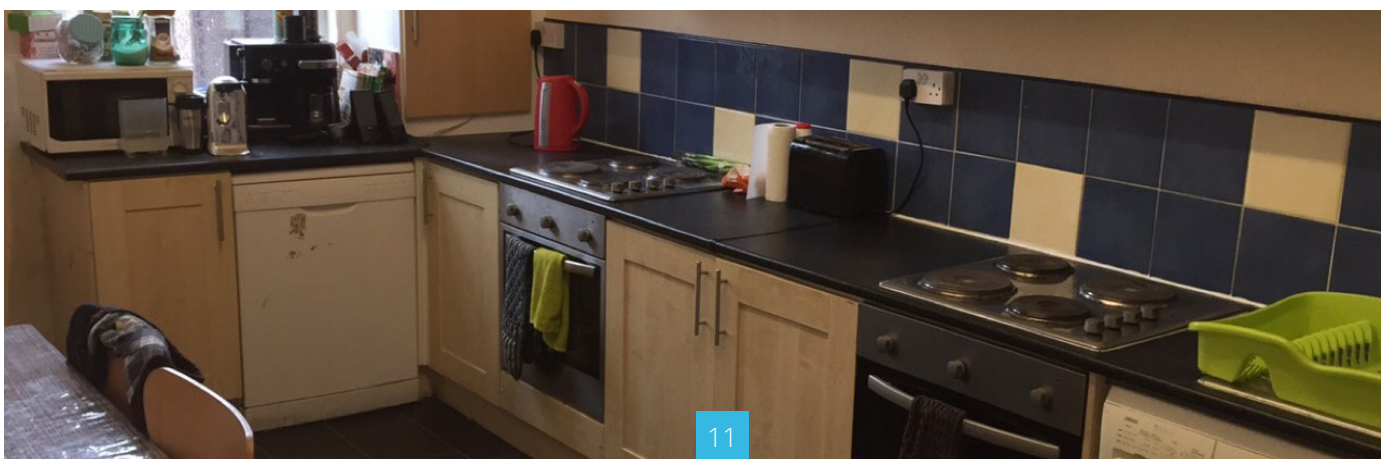
Available from 7/7/2016

£78.00

EXC

£93.00

INC



11

HEADINGLEY



/PICKARDPROPERTIES

TEL: 0113 246 9395



8

11 HEADINGLEY MOUNT

LS6 3EL



Available from 8/7/2016

£79.50 **EXC** £94.50 **INC**



15 HEADINGLEY MOUNT

LS6 3EL



Available from 12/7/2016

£79.50 **EXC** £94.50 **INC**



8

25 HEADINGLEY MOUNT

LS6 3EL



Available from 3/7/2016

£79.50 **EXC** £94.50 **INC**



8

12

33 HEADINGLEY MOUNT

LS6 3EL



Available from 7/7/2016

£79.50

EXC

£94.50

INC



8

HEADINGLEY

8



5 ESTCOURT AVENUE

LS6 3ET



Available from 12/7/2016

£80.00

EXC

£95.00

INC

8 MANOR TERRACE

LS6 1BU



Available from 10/7/2016

£85.00

EXC

£100.00

INC



8



/PICKARDPROPERTIES

TEL: 0113 246 9395

8



10 MANOR TERRACE

LS6 1BU



Available from 10/7/2016

£85.00 **EXC** £100.00 **INC**



16 MANOR TERRACE

LS6 1BU



Available from 9/7/2016

£85.00 **EXC** £100.00 **INC**



8

8



18 MANOR TERRACE





LS6 1BU



Available from 10/7/2016

£85.00 **EXC** £100.00 **INC**

22 MANOR TERRACE
LS6 1BU

Available from 8/7/2016





£85.00 **EXC** £100.00 **INC**







 8



26 MANOR TERRACE
LS6 1BU





   




Available from 8/7/2016

£85.00 **EXC** £100.00 **INC**

 8

30 MANOR TERRACE
LS6 1BU

Available from 9/7/2016

£85.00 **EXC** £100.00 **INC**



 8



7

9 HEADINGLEY AVENUE

LS6 3EP



Available from 24/7/2016

£79.50 **EXC** £94.50 **INC**



21 HEADINGLEY MOUNT

LS6 3EL



Available from 1/7/2016

£79.50 **EXC** £94.50 **INC**



7

7



85 HEADINGLEY MOUNT

LS6 3EW



Available from 1/7/2016

£79.50 **EXC** £94.50 **INC**

7



17 MANOR TERRACE

LS6 1BU



Available from 7/7/2016

£80.00 **EXC** £95.00 **INC**



7



13 ST MICHAELS LANE

LS6 3AN



Available from 8/7/2016

£85.00 **EXC** £100.00 **INC**



33 HEADINGLEY AVENUE

LS6 3ER



Available from 11/7/2016

£78.00 **EXC** £93.00 **INC**



6





6

43 HEADINGLEY AVENUE

LS6 3ER



Available from 15/7/2016

£78.00 **EXC** £93.00 **INC**



65 HEADINGLEY AVENUE

LS6 3ER



Available from 1/7/2016

£78.00 **EXC** £93.00 **INC**



6

77 HEADINGLEY AVENUE

LS6 3ER



Available from 27/7/2016

£78.00 **EXC** £93.00 **INC**



6

18

79 HEADINGLEY AVENUE

LS6 3ER



Available from 17/7/2016

£78.00

EXC

£93.00

INC



6

HEADINGLEY

6



23 HEADINGLEY MOUNT

LS6 3EL



Available from 10/9/2016

£85.00

EXC

£100.00

INC

29 ESTCOURT AVENUE

LS6 3ES



Available from 17/7/2016

£79.00

EXC

£94.00

INC



6



/PICKARDPROPERTIES

TEL: 0113 246 9395



 6

9 RICHMOND AVENUE

LS6 1BZ



Available from 21/7/2016

£81.00 **EXC** £96.00 **INC**



55 HEADINGLEY AVENUE

LS6 3ER



Available from 10/7/2016

£78.00 **EXC** £93.00 **INC**



 5



20

28 ESTCOURT AVENUE

LS6 3ES



Available from 23/7/2016

£80.00 **EXC** £95.00 **INC**

40 ESTCOURT AVENUE

LS6 3ES



Available from 21/7/2016

£94.00 **EXC** £94.50 **INC**



HEADINGLEY



50 ESTCOURT AVENUE

LS6 3ES



Available from 1/7/2016

£79.00 **EXC** £94.00 **INC**



/PICKARDPROPERTIES

TEL: 0113 246 9395

52 ESTCOURT AVENUE

LS6 3ES



Available from 1/7/2016

£79.00 **EXC** £94.00 **INC**



5



4 WINSTON GARDENS

LS6 3LA



Available from 15/7/2016

£78.00 **EXC** £93.00 **INC**



16 ASH ROAD

LS6 3JF



Available from 3/7/2016

£80.00 **EXC** £95.00 **INC**



5

5



33 RICHMOND AVENUE

LS6 1BZ



Available from 9/7/2016

£79.50 **EXC** £94.50 **INC**

55 RICHMOND AVENUE

LS6 1DB



Available from 17/7/2016

£79.50

EXC

£94.50

INC



HEADINGLEY



30A ESTCOURT AVENUE

LS6 3ES



Available from 15/7/2016

£80.00

EXC

£95.00

INC

1 CHAPEL PLACE

LS6 3HY



Available from 1/7/2016

£82.00

EXC

£97.00

INC



23



/PICKARDPROPERTIES

TEL: 0113 246 9395

4



9 CANTERBURY DRIVE

LS6 3EU



Available from 31/7/2016

£81.00 **EXC**

£96.00 **INC**



25B ST MICHAELS ROAD

LS6 3BG



Available from 9/7/2016

£80.00 **EXC**

£95.00 **INC**



4

4



24

29 RICHMOND AVENUE

LS6 1BZ



Available from 8/7/2016

£79.50 **EXC**

£94.50 **INC**

1 TRELAWN AVENUE

LS6 3JN



Available from 8/7/2016

£72.00

EXC

£87.00

INC



4

HEADINGLEY

4



4 TRELAWN AVENUE

LS6 3JN



Available from 6/7/2016

£78.00

EXC

£93.00

INC

3 GRANBY TERRACE

LS6 3BB



Available from 7/7/2016

£80.00

EXC

£95.00

INC



4



/PICKARDPROPERTIES

TEL: 0113 246 9395

4



11 GRANBY TERRACE

LS6 3BB



Available from 5/7/2016

£80.00 **EXC** £95.00 **INC**



17 GRANBY GROVE

LS6 3BE



Available from 6/7/2016

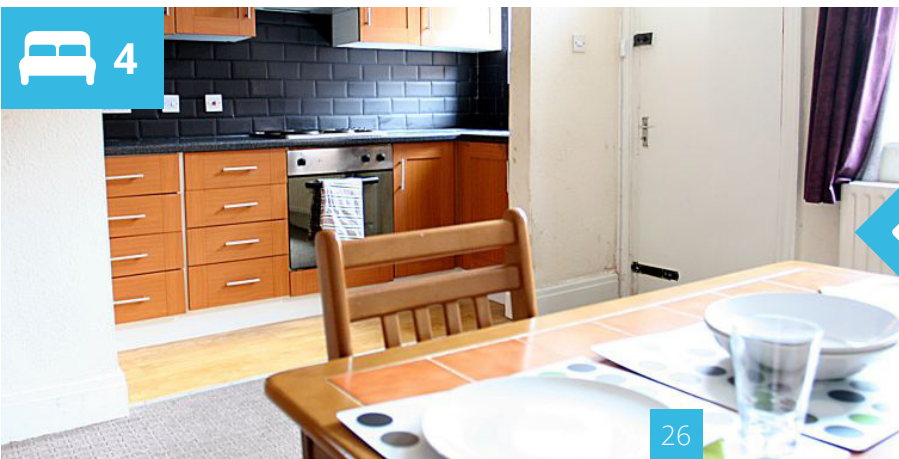
£80.00 **EXC** £95.00 **INC**

4



26

4



30A HEADINGLEY AVENUE

LS6 3EP



Available from 2/7/2016

£77.00 **EXC** £92.00 **INC**

26

25A ST MICHAELS ROAD

LS6 3BG



£79.50

EXC

£94.50

INC



HEADINGLEY



1 TRELAWN AVENUE

LS6 3JN



Available from 8/7/2016

£85.00

EXC

£100.00

INC



/PICKARDPROPERTIES

TEL: 0113 246 9395

7 TRELAWN AVENUE

LS6 3JN



Available from 7/7/2016

£78.50

EXC

£93.50

INC



27

3



5 MOOR ROAD

LS6 4BG



Available from 7/7/2016

£85.00 **EXC** £100.00 **INC**



9 CROSS CHAPEL STREET

LS6 3JE



Available from 8/8/2016

£88.00 **EXC** £103.00 **INC**

3



3



11 CROSS CHAPEL STREET

LS6 3JE



Available from 8/8/2016

£88.00 **EXC** £103.00 **INC**

11A CROSS CHAPEL STREET

LS6 3JE



Available from 8/8/2016

£88.00

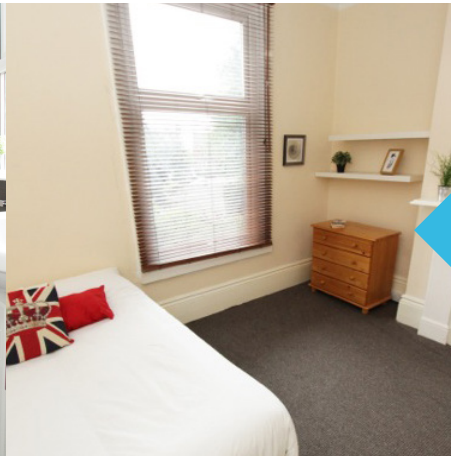
EXC

£103.00

INC



HEADINGLEY



33A ST MICHAELS ROAD

LS6 3BG



Available from 9/7/2016

£85.00

EXC

£100.00

INC



33B ST MICHEALS ROAD

LS6 3BG



Available from 7/7/2016

£85.00

EXC

£100.00

INC



29



/PICKARDPROPERTIES

TEL: 0113 246 9395

**THE GATEHOUSE,
42 MOOR ROAD**

LS6 4BJ



Available from 13/7/2016

£81.00

EXC

N.A.

INC



14 TRELAWN PLACE

LS6 3JP



Available from 8/7/2016

£90.00

EXC

N.A.

INC

30B ESTCOURT AVENUE

LS6 3ES



Available from 12/7/2016

£545

EXC

PER MONTH



Horsforth Trinity University based here. You can get a train from Headingley Train station which is on Kirkstall lane and it stops at Horsforth. It is a 10- 15 minute walk to the University from the station but there is a shuttle bus to the Uni. The bus No 97 from Headingley is outside the Arndale centre which takes you right to Uni too. Bars & Pubs to visit In Horsforth are Medusa, Sand Bar, Black Bull. It also has a Pizza Express and Morrisons.



HORSFORTH

80A TOWN STREET

LS18 4AH



Available from 9/7/2016

£68.00

EXC

£83.00

INC

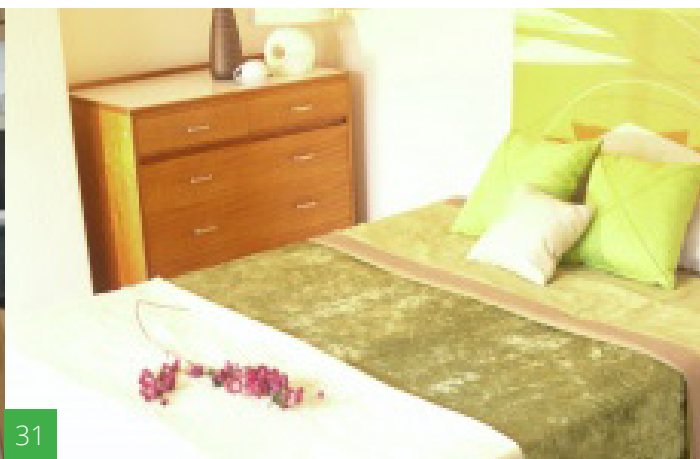


3

/PICKARDPROPERTIES



31



TEL: 0113 246 9395

Woodhouse Within Spitting distance of the Leeds Uni's landmark Parkinson steps. There are pleasant little cafés and eateries just opposite the Parkinson steps of Leeds University. It's an area close to the city centre aswell as being about 10 minutes from Hyde park. Great for transport with Leeds Train and Station within walking distance of bus routes **28, 97, 1, 6** taking you to Headingley and Horsforth.

**1 WINFIELD GROVE**

LS2 9BB



Available from 3/7/2016

£78.00

EXC

£93.00

INC



32

12 CROSS WOODSTOCK ST

LS2 9JF



Available from 7/7/2016

£80.00

EXC

£95.00

INC

10 BUCKINGHAM MOUNT

LS6 1DN



Available from 18/7/2016

£79.50 **EXC** £94.50 **INC**



8

HYDE PARK

7



3 NORWOOD TERRACE

LS6 1EA



Available from 22/7/2016

£78.00 **EXC** £93.00 **INC**

8 BUCKINGHAM MOUNT

LS6 1DN



Available from 7/8/2016

£79.50 **EXC** £94.50 **INC**



7

33



/PICKARDPROPERTIES

TEL: 0113 246 9395

7



11 BRUDENELL MOUNT

LS6 1HT



Available from 21/7/2016

£84.00 **EXC** £99.00 **INC**

109 BRUDENELL ROAD

LS6 1JD



Available from 16/7/2016

£79.00 **EXC** £94.00 **INC**



7

7



175 CARDIGAN ROAD

LS6 1QL



Available from 31/7/2016

£77.00 **EXC** £92.00 **INC**



183 CARDIGAN ROAD

LS6 1QL



Available from 7/7/2016

£77.00

EXC

£92.00

INC



7

HYDE PARK

6



28 NORWOOD TERRACE

LS6 1EA



Available from 15/7/2016

£79.00

EXC

£94.00

INC

20 CHESTNUT AVENUE

LS6 1BA



Available from 10/7/2016

£80.50

EXC

£95.50

INC



6

35



/PICKARDPROPERTIES

TEL: 0113 246 9395

6



22 CHESTNUT AVENUE

LS6 1BA



Available from 14/7/2016

£80.50 **EXC** £95.50 **INC**



24 CHESTNUT AVENUE

LS6 1BA



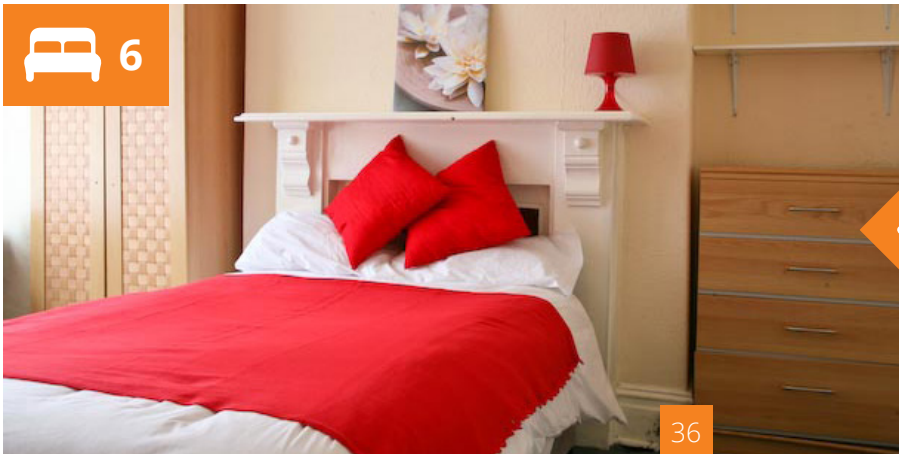
Available from 14/7/2016

£80.50 **EXC** £95.50 **INC**



6

6



36

28 CHESTNUT AVENUE

LS6 1BA



Available from 18/7/2016

£80.50 **EXC** £95.50 **INC**

42 CHESTNUT AVENUE

LS6 1BA



Available from 21/7/2016

£80.50

EXC

£95.50

INC



6

HYDE PARK

6



44 CHESTNUT AVENUE

LS6 1BA



Available from 3/7/2016

£80.50

EXC

£95.50

INC

54 CHESTNUT AVENUE

LS6 1BA



Available from 20/7/2016

£80.50

EXC

£95.50

INC



6



/PICKARDPROPERTIES

TEL: 0113 246 9395



6

58 CHESTNUT AVENUE

LS6 1BA



Available from 16/7/2016

£80.50 **EXC** £95.50 **INC**

60 CHESTNUT AVENUE

LS6 1BA



Available from 20/7/2016

£80.50 **EXC** £95.50 **INC**



6



6

12 BUCKINGHAM MOUNT

LS6 1DN



Available from 6/7/2016

£ 72.50 **EXC** £ 87.50 **INC**

3 HESSLE MOUNT

LS6 1EP

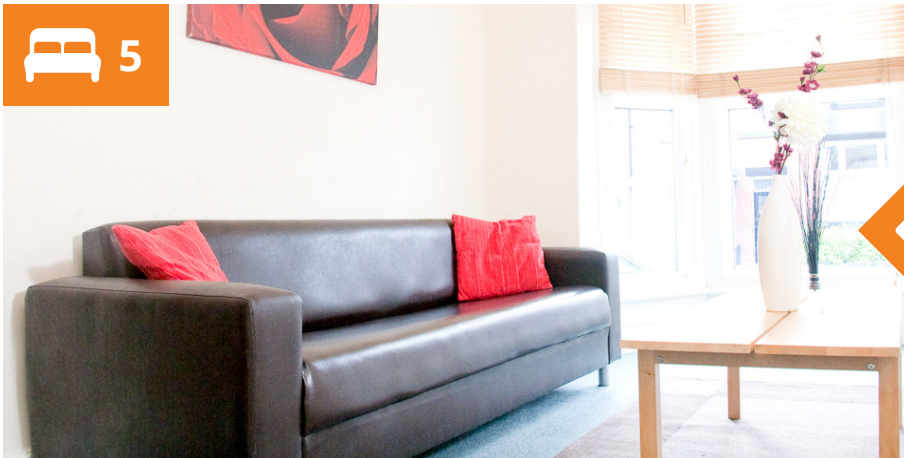


Available from 12/7/2016

£79.50 **EXC** £94.50 **INC**



HYDE PARK



4 HESSLE MOUNT

LS6 1EP



Available from 2/7/2016

£79.50 **EXC** £94.50 **INC**



/PICKARDPROPERTIES

9 HESSLE MOUNT

LS6 1EP



Available from 13/7/2016

£79.50 **EXC** £94.50 **INC**



TEL: 0113 246 9395

5



10 HESSLE MOUNT

LS6 1EP



Available from 22/7/2016

£79.50 **EXC** £94.50 **INC**

11 HESSLE MOUNT

LS6 1EP



Available from 27/7/2016

£79.50 **EXC** £94.50 **INC**



5

5



13 HESSLE MOUNT

LS6 1EP



Available from 1/7/2016

£82.50 **EXC** £97.50 **INC**

33 HESSLE MOUNT

LS6 1EP



HYDE PARK

Available from 12/7/2016

£79.50

EXC

£94.50

INC



6 HESSLE TERRACE

LS6 1EQ



Available from 4/7/2016

£79.50

EXC

£94.50

INC

8 HESSLE TERRACE

LS6 1EQ



/PICKARDPROPERTIES

TEL: 0113 246 9395

Available from 2/7/2016

£85.00

EXC

£100.00

INC

5



11 HESSLE TERRACE

LS6 1EQ



Available from 6/7/2016

£79.50

EXC

£94.50

INC



16 HESSLE TERRACE

LS6 1EQ



Available from 19/7/2016

£79.50

EXC

£94.50

INC



5

5



42

21 HESSLE TERRACE

LS6 1EQ



Available from 3/7/2016

£79.50

EXC

£97.50

INC

23 HESSLE TERRACE

LS6 1EQ



Available from 3/7/2016

£79.50

EXC

£94.50

INC



5

HYDE PARK

5



24 HESSLE TERRACE

LS6 1EQ



Available from 3/7/2016

£79.50

EXC

£94.50

INC

26 HESSLE TERRACE

LS6 1EQ



Available from 2/7/2016

£79.50

EXC

£94.50

INC



5



/PICKARDPROPERTIES

TEL: 0113 246 9395

5



27 HESSLE TERRACE

LS6 1EQ



Available from 2/7/2016

£82.50 **EXC** £97.50 **INC**

30 HESSLE TERRACE

LS6 1EQ



Available from 4/7/2016

£79.50 **EXC** £94.50 **INC**



5

5



34 HESSLE TERRACE

LS6 1EQ



Available from 2/7/2016

£79.50 **EXC** £94.50 **INC**

6 HESSLE VIEW

LS6 1ER



Available from 11/7/2016

£79.50

EXC

£94.50

INC



5

HYDE PARK

5



10 HESSLE VIEW

LS6 1ER



Available from 5/7/2016

£79.50

EXC

£94.50

INC

23 HESSLE VIEW

LS6 1ER



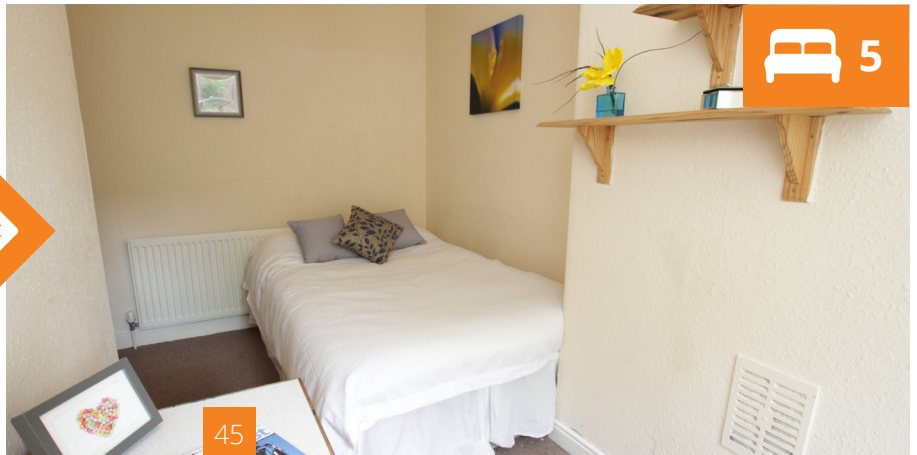
Available from 3/7/2016

£79.50

EXC

£94.50

INC



5

45



/PICKARDPROPERTIES

TEL: 0113 246 9395

5



3 ASHVILLE AVENUE

LS6 1LX



Available from 22/7/2016

£79.50 **EXC** £94.50 **INC**

20 BURCHETT GROVE

LS6 2JA



Available from 2/7/2016

£75.00 **EXC** £90.00 **INC**

5



5



46

57 VICTORIA ROAD

LS6 1AS



Available from 15/7/2016

£79.00 **EXC** £94.00 **INC**

2 HESSLE MOUNT

LS6 1EP



Available from 2/7/2016

£82.50

EXC

£97.50

INC



4

HYDE PARK

4



5 HESSLE MOUNT

LS6 1EP



Available from 3/7/2016

£80.00

EXC

£95.00

INC



4

24 HESSLE MOUNT

LS6 1EP



Available from 1/7/2016

£82.50

EXC

£97.50

INC



/PICKARDPROPERTIES

TEL: 0113 246 9395



4

8 HESSLE AVENUE

LS6 1EF



Available from 3/7/2016

£80.00 **EXC** £95.00 **INC**

28 HESSLE AVENUE

LS6 1EF



Available from 6/7/2016

£82.50 **EXC** £97.50 **INC**



4



4

48

61 ROYAL PARK TERRACE

LS6 1EX



Available from 2/7/2016

£ 87.50 **EXC** £102.50 **INC**

4 HESSLE ROAD

LS6 1EH



Available from 8/7/2016

£82.00

EXC

£97.00

INC



 3

HYDE PARK

 3



9 HOLBORN CENTRAL

LS6 2NA



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