

pickard



READY FOR AN  
OLYMPick  MOVE?

**PICKARD ARE  
HARD TO BEAT!**

Bills Inclusive of Rent - Unlimited  
Usage from £73.70 per week

Unipol Accredited

24 hour Response Maintenance Team

Over 44 Years Experience as Student  
Landlords

Pickard own over 160 student houses,  
flats in Hyde Park, Headingley, Burley  
and Horsforth.

Call: 0113 246 93 95  
[WWW.PICKARDPROPERTIES.CO.UK](http://WWW.PICKARDPROPERTIES.CO.UK)





IT'S YOUR MOVE, MAKE IT OLYMPICK



**8 GRABBY TERRACE**



**4 BED**  
 + OPENING TO GARDENS  
 + OPEN PLAN LIVING + DINING  
 + ALARM + INTERCOM  
 ALL 1.5 HRS LEASE FOR TENANT  
 BILLS EXCLUSIVE £77.50 PPPW

**10 WALTON GROVE**



**4 BED**  
 + LOCATED CLOSE TO BRISTOL PARK  
 + DOUBLE BEDS + DOUBLE GLAZED  
 + LARGE PATIO  
 ALL 1.5 HRS LEASE FOR TENANT  
 BILLS EXCLUSIVE £87.50 PPPW

**10 BACKINGHOUSE WILSON**



**6 BED**  
 + JUST OFF VICTORIA ROAD  
 + FULL FINE ALARM + DRIVE  
 + DOUBLE GLAZED  
 ALL 1.5 HRS LEASE FOR TENANT  
 BILLS EXCLUSIVE £70.50 PPPW

**88 HEADINGLEY AVENUE**



**6 BED**  
 + LOCATED IN HEADINGLEY  
 + LARGE LOUNGE + DOUBLE GLAZED  
 + EXTRA WC + FITCHWOODER  
 ALL 1.5 HRS LEASE FOR TENANT  
 BILLS EXCLUSIVE £75.50 PPPW

**88 HEADINGLEY AVENUE**



**6 BED**  
 + GREAT LOCATION IN HEADINGLEY  
 + DOUBLE BEDS + FINE FURNITURE  
 + ALARM + EXTRA WC  
 ALL 1.5 HRS LEASE FOR TENANT  
 BILLS EXCLUSIVE £75.50 PPPW

**30 HERBLE WILSON**



**5 BED**  
 + END TERRACE IN VIBRANT AREA  
 + ALARM + LARGE LOUNGE  
 + ANOTHER POPULAR USE  
 BILLS INCLUSIVE £95.75 PPPW  
 BILLS EXCLUSIVE £72.50 PPPW

**23 WINTON GARDENS**



**5 BED**  
 + LOCATED IN HEADINGLEY  
 + DOUBLE BEDS + DOUBLE GLAZED  
 + LOUNGE + TWO BATHROOMS  
 BILLS INCLUSIVE £95.50 PPPW  
 BILLS EXCLUSIVE £95.50 PPPW

**23 HERBLE TERRACE**



**5 BED**  
 + VIBRANT PARK LOCATION  
 + DOUBLE BEDS + ALARM  
 + LARGE LOUNGE + FITCHWOODER  
 BILLS INCLUSIVE £95.75 PPPW  
 BILLS EXCLUSIVE £70.50 PPPW

**6 HERBLE TERRACE**



**5 BED**  
 + VIBRANT PARK LOCATION  
 + DOUBLE BEDS + DOUBLE GLAZED  
 + LARGE LOUNGE + FITCHWOODER  
 BILLS INCLUSIVE £95.75 PPPW  
 BILLS EXCLUSIVE £72.50 PPPW

**6 HERBLE AVENUE**



**5 BED**  
 + POPULAR VIBRANT PARK LOCATION  
 + DOUBLE BEDS + ALARM  
 + LARGE LOUNGE + FITCHWOODER  
 BILLS INCLUSIVE £95.75 PPPW  
 BILLS EXCLUSIVE £72.50 PPPW

**3 CHITERSBURY DRIVE**



**5 BED**  
 + END TERRACE IN HEADINGLEY  
 + DOUBLE BEDS + DOUBLE GLAZED  
 + INTERNET CONNECTIONS  
 BILLS INCLUSIVE £92.25 PPPW  
 BILLS EXCLUSIVE £95.50 PPPW

**2 HEADINGLEY AVENUE**



**5 BED**  
 + NOT FAR FROM THE M6  
 + OFF STREET PARKING  
 + LARGE KITCHEN + 2 BATHROOMS  
 BILLS INCLUSIVE £95.75 PPPW  
 BILLS EXCLUSIVE £72.50 PPPW

**23 HERBLE TERRACE**



**5 BED**  
 + CLASSIC VIBRANT PARK PROPERTY  
 + LARGE LOUNGE + FITCHWOODER  
 + INTERNET CONNECTIONS  
 BILLS INCLUSIVE £95.75 PPPW  
 BILLS EXCLUSIVE £72.50 PPPW

**3 HEADINGLEY AVENUE**



**7 BED**  
 + NEW DETACHED IN HEADINGLEY  
 + 2 SHOWER ROOMS + DOUBLE GLAZED  
 + ALARM + EXTRA WC  
 BILLS INCLUSIVE £95.75 PPPW  
 BILLS EXCLUSIVE £70.50 PPPW

**14 STIMPSON STREET**



**6 BED**  
 + NICE DETACHED IN HEADINGLEY  
 + INTERNET CONNECTIONS  
 + FITCHWOODER + LARGE LOUNGE  
 BILLS INCLUSIVE £95.25 PPPW  
 BILLS EXCLUSIVE £95.50 PPPW

**46 BENTON COURT AVENUE**



**5 BED**  
 + GOOD HEADINGLEY LOCATION  
 + FITCHWOODER + LARGE LOUNGE  
 + DOUBLE GLAZED + ALARM  
 BILLS INCLUSIVE £95.25 PPPW  
 BILLS EXCLUSIVE £71.50 PPPW

**21 HERBLE TERRACE**



**5 BED**  
 + VIBRANT PARK LOCATION  
 + LARGE LOUNGE + DOUBLE GLAZED  
 + DOUBLE BEDS  
 BILLS INCLUSIVE £95.75 PPPW  
 BILLS EXCLUSIVE £72.50 PPPW

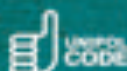
**40 HEADINGLEY AVENUE**



**6 BED**  
 + FINE LOCATION  
 + CONTEMPORARY KITCHEN  
 + DOUBLE GLAZED + DOUBLE BEDS  
 BILLS INCLUSIVE £95.25 PPPW  
 BILLS EXCLUSIVE £70.50 PPPW



AN OLYMPICK DEAL!

IT'S YOUR MOVE, MAKE IT OLYMPick **9 RICHMOND AVENUE**

6 BED

- FINE FINISH
- DOUBLE GLAZED + ALARM
- LARGE LOUNGE

BILLS INCLUSIVE £26.75 PPPW  
BILLS EXCLUSIVE £73.50 PPPW

**9 NORWOOD TERRACE**

6 BED

- OFF VICTORIA ROAD
- KITCHEN DINER + LARGE LOUNGE
- DOUBLE GLAZED + ALARM

BILLS INCLUSIVE £24.75 PPPW  
BILLS EXCLUSIVE £71.50 PPPW

**27 HEADINGLEY AVENUE**

7 BED

- LOCATED OFF VICTORIA ROAD
- DOUBLE GLAZED + LARGE LOUNGE
- 1 BATHROOM + TWO SHOWER ROOMS

BILLS INCLUSIVE £25.25 PPPW  
BILLS EXCLUSIVE £71.50 PPPW

**27 HESLE TERRACE**

5 BED

- POPULAR WIDE FIRM LOCATION
- KITCHEN DINER + LARGE LOUNGE
- DOUBLE GLAZED + EXTRA WC

BILLS INCLUSIVE £26.75 PPPW  
BILLS EXCLUSIVE £73.50 PPPW

**2 ASPWELL AVENUE**

5 BED

- IDEAL FOR F.A.S.D STUDENTS
- KITCHEN DINER + DOUBLE GLAZED
- SPACIOUS CONNECTIONS

BILLS INCLUSIVE £22.75 PPPW  
BILLS EXCLUSIVE £68.50 PPPW

**81 HEADINGLEY MOUNT**

7 BED

- FIVE MINUTES FROM THE M6
- TWO SHOWER ROOMS + ALARM
- SHOWER + FREE ALARM

BILLS INCLUSIVE £25.25 PPPW  
BILLS EXCLUSIVE £69.50 PPPW

**8 EASTCOURT AVENUE**

8 BED

- FINE LOCATION IN HEADINGLEY
- DOUBLE BEDS + DOUBLE GLAZED
- LOUNGE + 2 SHOWER ROOMS

BILLS INCLUSIVE £24.75 PPPW  
BILLS EXCLUSIVE £71.50 PPPW

**82A CARINGAN ROAD**

4 BED

- HEADINGLEY LOCATION
- GROUND FLOOR SPLIT LEVEL FLAT
- DOUBLE BEDROOMS + ALARM

BILLS INCLUSIVE £25.75 PPPW  
BILLS EXCLUSIVE £73.50 PPPW

**8 BUCKINGHAM MOUNT**

7 BED

- HEADINGLEY LOCATION
- ALARM + FULL FIBRE ALARM
- LARGE LOUNGE + ATTACHED GARAGE

BILLS INCLUSIVE £26.75 PPPW  
BILLS EXCLUSIVE £73.50 PPPW

**38B ST MICHAEL'S ROAD**

4 BED

- HEADINGLEY LOCATION
- DOUBLE BEDS + DOUBLE GLAZED
- LARGE LOUNGE + KITCHEN DINER

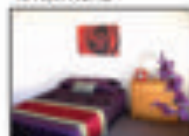
BILLS INCLUSIVE £27.25 PPPW  
BILLS EXCLUSIVE £75.50 PPPW

**28 RICHMOND AVENUE**

4 BED

- EXCELLENT LOCATION + ALARM
- DOUBLE BEDS + DOUBLE GLAZED
- ALARM + MODERN KITCHEN

BILLS INCLUSIVE £24.75 PPPW  
BILLS EXCLUSIVE £71.50 PPPW

**16 ASH ROAD**

5 BED

- EXCELLENT LOCATION + ALARM
- DOUBLE BEDS + DOUBLE GLAZED
- THROUGH TERRACE

BILLS INCLUSIVE £24.75 PPPW  
BILLS EXCLUSIVE £71.50 PPPW

**23 HESLE VIEW**

5 BED

- WIDE FIRM LOCATION
- DOUBLE GLAZED + DOUBLE BEDS
- LARGE LOUNGE

BILLS INCLUSIVE £25.75 PPPW  
BILLS EXCLUSIVE £73.50 PPPW

**66 RICHMOND AVENUE**

5 BED

- HEADINGLEY LOCATION
- LARGE LOUNGE + SHOWER ROOM
- SPACIOUS CONNECTIONS + ALARM

BILLS INCLUSIVE £25.75 PPPW  
BILLS EXCLUSIVE £73.50 PPPW

**12 ST MICHAEL'S LANE**

7 BED

- HEADINGLEY
- SPACIOUS DOUBLE BEDROOMS
- KITCHEN DINER + DOUBLE GLAZED

BILLS INCLUSIVE £26.75 PPPW  
BILLS EXCLUSIVE £73.50 PPPW

**23 HEADINGLEY MOUNT**

5 BED

- NEAR TO HEADINGLEY STATION
- SPACIOUS BEDROOMS
- DOUBLE GLAZED + EXTRA WC

BILLS INCLUSIVE £25.25 PPPW  
BILLS EXCLUSIVE £71.50 PPPW

**22B CARINGAN ROAD**

6 BED

- FIRST FLOOR SPLIT LEVEL FLAT
- DOUBLE BEDROOMS + ALARM
- DOUBLE GLAZED

BILLS INCLUSIVE £24.75 PPPW  
BILLS EXCLUSIVE £71.50 PPPW

**29 CHESTNUT AVENUE**

5 BED

- WIDE FIRM LOCATION + ALARM
- 2 SHOWER ROOMS + EXTRA WC
- LARGE LOUNGE + ATTACHED GARAGE

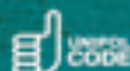
BILLS INCLUSIVE £24.75 PPPW  
BILLS EXCLUSIVE £71.50 PPPW



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**28 STAMFORD ROAD**



**7 BED**  
WALKS DISTANCE TO HEADINGLEY  
METRO CONNECTIONS

BILLS INCLUSIVE £91,200 PPW  
BILLS EXCLUSIVE £37.50 PPW

**4 WYVILLE TERRACE**



**5 BED**  
LOCATED IN VILLAGE FARM  
470CM OVER DOUBLE GLAZED

BILLS INCLUSIVE £82.75 PPW  
BILLS EXCLUSIVE £40.25 PPW

**28 HESBLE AVENUE**



**5 BED**  
WIDE PARK GREAT LOCATION  
METRO CONNECTIONS

BILLS INCLUSIVE £96.75 PPW  
BILLS EXCLUSIVE £72.50 PPW

**12 HESBLE MOUNT**



**5 BED**  
WIDE PARK NEAR TO SHOP  
DOUBLE GLAZED W/SHOWER

BILLS INCLUSIVE £95.75 PPW  
BILLS EXCLUSIVE £72.50 PPW

**65 THORVILLE ROAD**



**4 BED**  
CLOSE TO METRO IN VILLAGE FARM  
LARGE LIVING DOUBLE GLAZED

BILLS INCLUSIVE £82.25 PPW  
BILLS EXCLUSIVE £58.25 PPW

**187 BIRSTALL LANE**



**5 BED**  
OFF HEADLEY BY MARKET SQUARE  
DOUBLE GLAZED W/SHOWER  
2 BATHROOMS EXTRA WC

BILLS INCLUSIVE £94.75 PPW  
BILLS EXCLUSIVE £72.50 PPW

**162 CARDSHAM ROAD**



**7 BED**  
TERRACE LOCATED IN VILLAGE FARM  
METRO CONNECTIONS

BILLS INCLUSIVE £82.75 PPW  
BILLS EXCLUSIVE £58.25 PPW

**12 MAJOR TERRACE**



**6 BED**  
BEST PROPERTY WORTH THE PRICE TAG  
METRO CONNECTIONS

BILLS INCLUSIVE £96.25 PPW  
BILLS EXCLUSIVE £78.50 PPW

**1 NEWFELD GROVE**



**4 BED**  
WIDE PARK TO LEASING  
SMART WASH WITH SHOWER

BILLS INCLUSIVE £82.25 PPW  
BILLS EXCLUSIVE £58.25 PPW

**27 GRABBY TERRACE**



**4 BED**  
WIDE PARK BY METRO  
FULLY REFINISHED - TOTAL 5 BEDS

BILLS INCLUSIVE £96.75 PPW  
BILLS EXCLUSIVE £77.50 PPW

**9 BETCOURT AVENUE**



**7 BED**  
NEW DETACHED IN HEADINGLEY  
WIDE PARK W/SHOWER

BILLS INCLUSIVE £92.75 PPW  
BILLS EXCLUSIVE £72.50 PPW

**4 HESBLE VIEW**



**5 BED**  
GATE PROPERTY IN VILLAGE FARM  
SMART ATTACHED W/SHOWER ALARMED

BILLS INCLUSIVE £92.75 PPW  
BILLS EXCLUSIVE £72.50 PPW

**4 WISSETON GARDENS**



**5 BED**  
NEAR TO SHOP IN HEADINGLEY  
DOUBLE GLAZED DOUBLE DECK

BILLS INCLUSIVE £92.25 PPW  
BILLS EXCLUSIVE £68.50 PPW

**3 NORWOOD TERRACE**



**7 BED**  
WIDE PARK, OFF VICTORIA ROAD  
2 BATHROOMS DOUBLE GLAZED

BILLS INCLUSIVE £92.25 PPW  
BILLS EXCLUSIVE £68.50 PPW

**6 BUCKINGHAM MOUNT**



**6 BED**  
WIDE PARK, OFF VICTORIA ROAD  
WARMING ROOMS

BILLS INCLUSIVE £94.75 PPW  
BILLS EXCLUSIVE £72.50 PPW

**22 CHESTNUT AVENUE**



**6 BED**  
POPULAR STREET IN VILLAGE FARM  
DOUBLE GLAZED LARGE LIVING

BILLS INCLUSIVE £94.75 PPW  
BILLS EXCLUSIVE £72.50 PPW

**22 ASHVILLE AVENUE**



**4 BED**  
WIDE PARK PROPERTY  
DOUBLE DECK LARGE LIVING

BILLS INCLUSIVE £82.25 PPW  
BILLS EXCLUSIVE £58.25 PPW

**28 HEADINGLEY AVENUE**



**7 BED**  
POPULAR STREET IN HEADINGLEY  
LARGE LIVING OFF HEADLEY

BILLS INCLUSIVE £96.25 PPW  
BILLS EXCLUSIVE £77.50 PPW



**YES! BILLS INCLUSIVE!**

pickard



OLYMPICK  Line up for  
the New Letting season

Bills inclusive rents have proven very popular over the last three years and now we are in winter – our tenants are feeling the benefit. So knock yourself in a toga if you want, bills inclusive will keep you toasty

Pickard offer rent  
inclusive of bills



Call: 0113 246 93 95  
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#### 2 BEDROOMS

Seawen Place x 1	£35.50 bills inc. pp pw
Hobson Central x 5	£75.00 - £85.50 bills inc. pp pw
Pennington Grove x 1	£35.50 bills inc. pp pw

#### 3 BEDROOMS

30 Michaels Road x 2	£95.25 - £97.75 bills inc. pp pw
Cross Woodcock Street x 1	£95.75 bills inc. pp pw
Town Street x 1	£71.75 bills inc. pp pw
Thadwell Avenue x 1	£95.75 bills inc. pp pw
Cross Chapel Street x 1	£91.75 bills inc. pp pw
Moat Road x 1	£91.75 bills inc. pp pw
Hobson Central x 2	£91.75 bills inc. pp pw
Hebble Avenue x 1	£91.25 bills inc. pp pw
Hebble Road x 2	£91.25 bills inc. pp pw

#### 4 BEDROOMS

Chapel Place x 1	£87.25 bills inc. pp pw
30 Michaels Road x 1	£87.25 bills inc. pp pw
Edgill Avenue x 1	£96.75 bills inc. pp pw
Hobson Grove x 1	£95.75 bills inc. pp pw
Woodend Grove x 1	£93.25 bills inc. pp pw
Cardigan Road x 1	£95.75 bills inc. pp pw
Richmond Avenue x 1	£96.75 bills inc. pp pw
Ashville Road x 1	£93.75 bills inc. pp pw
Thorncliffe Road x 1	£93.75 bills inc. pp pw
Headingley Avenue x 1	£96.75 bills inc. pp pw
Mayfield Street x 1	£93.75 bills inc. pp pw
Ormsby Grove x 1	£99.75 bills inc. pp pw
Osborne Terrace x 2	£95.75 bills inc. pp pw
Torslows Avenue x 2	£94.75 - £97.75 bills inc. pp pw
Ashville View x 1	£93.25 bills inc. pp pw
Stapleford Place x 2	£92.75 bills inc. pp pw

#### 5 BEDROOMS

Hebble Terrace x 1	£99.75 bills inc. pp pw
Hebble Mount x 10	£99.75 bills inc. pp pw
Hebble Avenue x 7	£99.75 bills inc. pp pw
Hebble View x 3	£99.75 bills inc. pp pw
Headingley Avenue x 2	£99.25 - £97.75 bills inc. pp pw
Stapleford Street x 8	£99.25 bills inc. pp pw
Ashville Avenue x 1	£97.75 bills inc. pp pw
Mayfield Terrace x 1	£97.75 bills inc. pp pw
Wetherill Gardens x 1	£93.25 bills inc. pp pw
Hundred Grove x 1	£91.75 bills inc. pp pw
Richmond Avenue x 2	£95.75 bills inc. pp pw
Victoria Road x 1	£95.75 bills inc. pp pw
Rain Road x 1	£99.75 bills inc. pp pw
Cardigan Drive x 1	£93.25 bills inc. pp pw
Headingley Mount x 1	£99.75 - £99.25 bills inc. pp pw

#### 6 BEDROOMS

Headingley Avenue x 8	£99.25 bills inc. pp pw
Clarendon Terrace x 6	£99.75 bills inc. pp pw
Stapleford Avenue x 1	£99.25 bills inc. pp pw
Thorncliffe Street x 1	£99.25 bills inc. pp pw
Hebble Terrace x 2	£94.75 - £95.25 bills inc. pp pw
Hobson Gardens x 2	£93.25 bills inc. pp pw
Cardigan Road x 1	£99.75 bills inc. pp pw
Stapleford Mount x 2	£99.75 bills inc. pp pw
Richmond Avenue x 1	£99.75 bills inc. pp pw

#### 7 BEDROOMS

Headingley Avenue x 1	£99.25 - £99.75 bills inc. pp pw
Headingley Mount x 2	£93.25 bills inc. pp pw
Stapleford Avenue x 1	£99.75 bills inc. pp pw
Stapleford Road x 2	£91.25 bills inc. pp pw
Mayfield Terrace x 1	£96.75 bills inc. pp pw
Thadwell Road x 1	£94.75 bills inc. pp pw
Cardigan Road x 2	£92.75 - £93.75 bills inc. pp pw
Wetherill Terrace x 1	£93.25 bills inc. pp pw

#### 7 BEDROOMS CONT.

Headingley Mount x 1	£96.75 bills inc. pp pw
30 Michaels Lane x 1	£95.75 bills inc. pp pw
Thadwell Mount x 1	£97.75 bills inc. pp pw

#### 8 BEDROOMS

Headingley Mount x 5	£94.25 bills inc. pp pw
Major Terrace x 7	£93.25 bills inc. pp pw
Feltham Hill x 1	£95.75 bills inc. pp pw
Thorncliffe Mount x 1	£99.75 bills inc. pp pw

#### 9 BEDROOMS

Headingley Hill x 1	£95.75 bills inc. pp pw
Kirkstall Lane x 1	£95.75 bills inc. pp pw

#### 10 BEDROOMS

Burnthorpe Crescent x 1	£99.75 bills inc. pp pw
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#### 11 BEDROOMS

Moor Road x 1	£79.75 bills inc. pp pw
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#### 12 BEDROOMS

Headfield Terrace x 1	£92.75 bills inc. pp pw
Burnthorpe Crescent x 1	£99.25 bills inc. pp pw

#### 14 BEDROOMS

Moor Road x 1	£79.75 bills inc. pp pw
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UNIPOL accredited code of standards  
LLAS - Leeds Landlord Accreditation Scheme