



4 Yarborough Road Lincoln, LN1 1HS

£315,000

INVESTMENT OPPORTUNITY/HOME OF MULTIPLE OCCUPANCY OR AN IDEAL FAMILY HOME! A six bedroomed mid terraced house located within a short walk from Lincoln University and Lincoln City Centre. The property is currently fully let, with an annual income of approx. £22,440, giving an approximate yield of 7.12%. Internally the property offers living accommodation briefly comprising of Hallway, Communal Lounge, Kitchen, Downstairs Cloakroom, Two Downstairs Bedrooms and a First Floor Landing leading to four further Bedrooms and two Shower Rooms. Outside there is a courtyard garden to the rear.

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SERVICES

All mains services available. Gas central heating.

EPC RATING - D

COUNCIL TAX BAND – C

LOCAL AUTHORITY - Lincoln City Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head out of Lincoln on Newland and at the traffic lights turn right and proceed up Yarborough Road and the property can be located on the left hand side.

LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.

HALL

With staircase to first floor and radiator.

COMMUNAL LOUNGE

13' 07" x 12' 04" (4.14m x 3.76m) With double glazed window to rear aspect, double glazed door to the rear garden and radiator.

KITCHEN

16' 09" x 9' 02" (5.11m x 2.79m) Fitted with a range of wall ,base unit and drawers with work surfaces over, sink with side drainer and mixer tap over, electric cooker point, cupboard housing the gas central heating boiler and double glazed window.

CLO AKROOM/WC

With close coupled WC.

BEDROOM

12' 05" x 14' 01" (3.78m x 4.29m) With double glazed bay window to the front aspect and two radiators.

BEDROOM

12' 10" x 12' 03" (3.91m x 3.73m) With double glazed window to the rear aspect and radiator.

FIRST FLOOR LANDING

With built in storage cupboard and radiator.

BFDROOM

16' 08" x 12' 04" (5.08m x 3.76m) With double glazed window to the rear aspect and radiator.

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BEDROOM

11' 05" x 9' 0" (3.48m x 2.74m) With double glazed window to the rear aspect and radiator.

BFDROOM

12' 06" x 8' 07" (3.81m x 2.62m) With double glazed window to the front aspect and radiator.

BEDROOM

9' 06" x 8' 05" (2.9m x 2.57m) With double glazed window to the front aspect and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, airing cupboard, radiator and double glazed window to the side aspect.

SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, radiator and double glazed window to the front aspect.

OUTSIDE

There is a courtyard garden to the rear.

WISBUTE.
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CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125. Westaby Financial Services who willbe able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services were ill received by Okoffthe fear-which Westaby Financial Services received rounderlieded or provider. The awarage fear-we currently-would receive is 54.2. In addition Westaby Financial Services will pay between 10 and 150 commission to the individual member of all fifth by general detail-apportment.

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GETTING A MORTGAGE We would be happy to put you in touch withour Financial Adviser who can help you towark out the cost of financing your purchase.

NOTE.

1. None of the services or aquipment have been checked or tested.

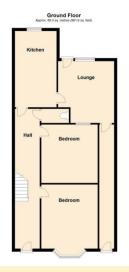
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly chec

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If you have any queries with regard to a purchase, please ask and we will be happy to assis. Murdys makes every effort to ensure these details are accurate, however they for themselves and the vendos (Lessors) for whom they act as Agents give notice that:

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