



## 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.

## Yarborough Road, Lincoln, LN1 1HS

### 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.

### CLOAKROOM/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.

### BEDROOM

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

### BEDROOM

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

### BEDROOM

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.

#### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

#### SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

#### REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J. Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Westlaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westlaby Financial Services we will receive 3.0% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently could receive is £542. In addition Westlaby Financial Services will pay between £30 and £30 commission to the individual member of staff who generated the appointment.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you work out the costs of financing your purchase.

#### NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

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

1. The details are a general outline of guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
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