



15 York Avenue
Lincoln, LN1 1LL

£1,000 pcm

PROPERTY AVAILABLE NOW

Briefly comprises of an Entrance Hall leading to Lounge, Dining Room, Kitchen, Downstairs WC and Bathroom. Upstairs there are Three Bedrooms and a further WC. Outside there is an enclosed courtyard and rear garden. There is on street permit parking to front.



ACCOMMODATION

A charming three bedroom terraced home which is available immediately. The internal accommodation comprises of ; Entrance Hall leading to a Lounge, Dining Room, Kitchen, Downstairs WC and Family Bathroom. Upstairs, there are three Bedrooms. Bedroom One & Three both benefit from built-in storage with Bedroom Two also being double in size. A further WC can be found off the first floor landing.

OUTSIDE

Enclosed courtyard to the rear with a further raised garden area. On street permit parking to the front.

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.

RENT AND DEPOSIT

The asking Rent for the property is £1,000 per calendar month and the Tenancy Deposit is £1,150 (equal to 5 weeks' rent).

The Holding Deposit for this property is £230.

ADDITIONAL FEES

There are no application fees payable. You will be required to pay a Holding Deposit equal to one weeks rent to secure the property. More information on charges to Tenants can be found on our website - <https://mundys.net/additional-fees/>

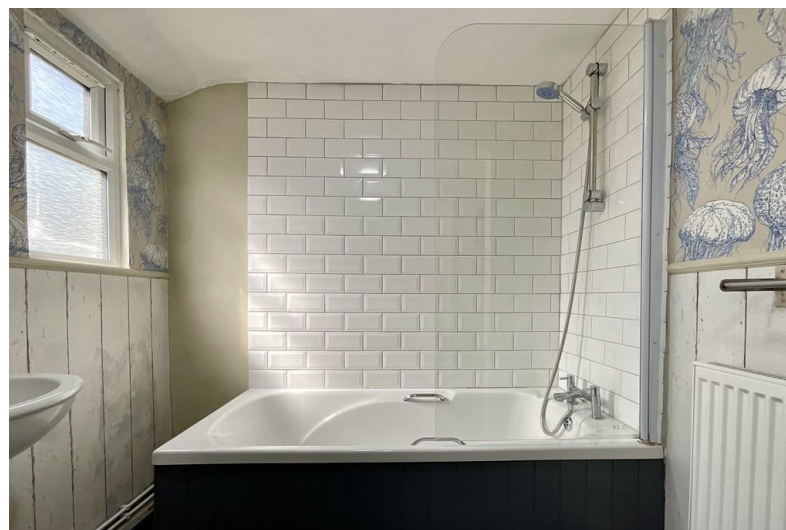
VIEWINGS

By prior appointment through Mundys.

TENANCY TERM

The property is to be let with an initial 12 month fixed term, unless negotiated otherwise.

- **Three Double Bedrooms**
- **Property Available Immediately**
- **On Street Permit Parking**
- **Upstairs WC - Downstairs Bathroom**
- **Enclosed Rear Courtyard & Garden**
- **Two Reception Rooms**
- **Modern Fitted Kitchen**
- **Council Tax Band - B (Lincoln City Council)**
- **Energy Performance Rating - E**



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.