



65 Yarborough Road

Lincoln, LN1 1HS

£1,250 pcm

THREE STOREY HOME!

The property briefly comprises of an Entrance Hall, Lounge and Dining Kitchen. The First Floor Landing leads to two Bedrooms and a Family Bathroom with Shower. Stairs rise to the Second Floor, where there are two further Bedrooms, including Bedroom One with Juliette Balcony, and a modern Shower Room. The property also benefits from Off-Street Parking and a low-maintenance Courtyard.



LOCATION

Yarborough Road is a well-connected residential street situated just west of Lincoln City Centre, close to the historic Cathedral Quarter. The property is conveniently positioned for a range of amenities along nearby Burton Road and West Parade, including local shops, cafes, and restaurants. Lincoln's City Centre is approximately a 10-minute walk away, offering further retail, dining, and cultural attractions, along with the main railway station providing regular services to Newark, Nottingham and London.

ACCOMMODATION

This modern home offers spacious accommodation arranged across three floors. The internal layout briefly comprises of an Entrance Hall with an under-stairs storage cupboard, Lounge and large Kitchen. Stairs lead from the First Floor Landing to two Bedrooms and a Family Bathroom. The Second Floor provides Bedroom Four with patio doors to Rear Courtyard, Bedroom One with a Juliette Balcony overlooking panoramic views of the city, and a Family Shower Room.

OUTSIDE

The property benefits from allocated Parking and a small Courtyard to the rear.

RENT AND DEPOSIT

The asking Rent for the property is £1250 per calendar month and the Tenancy Deposit is £1440 (equal to 5 weeks' rent).

The Holding Deposit for this property is £285.

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/>

TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/fixed term, unless negotiated otherwise.

VIEWINGS

By prior appointment through Mundys.

- **Four Bedroom Town House**
- **Modern Construction and Interior**
- **City Centre Location**
- **Allocated Parking to Front**
- **Bathroom and Separate Shower Room**
- **Spacious Dining Kitchen**
- **Bedroom One with Juliette Balcony**
- **Property Available Now**
- **EPC Energy Rating - B**
- **Council Tax Band - D (Lincoln City Council)**



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.