



King&Co.

13 YORK AVENUE,
LINCOLN, LN1 1LL
£925 PCM DEPOSIT £1,065





- ~ Available from: 28th November 2025
- ~ Council Tax Band: B
- ~ Unfurnished
- ~ Minimum 6-month tenancy
- ~ Construction: Solid brick
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Ultrafast fibre available
- ~ Mobile: Mobile coverage available
- ~ EPC rating D60

For more information on broadband and mobile coverage go to: <https://checker.ofcom.org.uk/>



This two bedroomed character property benefits from two reception rooms and two bathrooms as well as a private garden to the rear. Located in the popular West End of the city it has access to all the local amenities including shopping, restaurants, medical facilities and transport links.



LOUNGE

11' 10" x 10' 9" (3.62m x 3.3m) With bay window to the front, feature decorative fireplace, radiator and wood flooring.

DINING ROOM

11' 11" x 13' 0" (3.65m x 3.97m) With window to the rear, log burner, storage cupboard, and tiled flooring.

KITCHEN

6' 7" x 12' 4" (2.03m x 3.76m) With window to the side, a range of base and wall units, stainless steel sink with drainer unit, oven with four ring gas hob and grill, radiator and tiled flooring.

REAR LOBBY

Giving access to back garden

BATHROOM

6' 1" x 8' 3" (1.86m x 2.53m) With suite comprising bath, wash hand basin and WC. Also with window to the side and tiled flooring.

BEDROOM ONE

15' 0" x 11' 0" (4.58m x 3.36m) With window to the front, radiator and fitted carpet.

BEDROOM TWO

7' 4" x 11' 8" (2.26m x 3.58m) With window to the rear, radiator and fitted carpet

BATHROOM

7' 7" x 5' 7" (2.32m x 1.72m) With suite comprising bath with shower over, wash hand basin and WC. Also with window to the rear, ladder radiator, storage and vinyl flooring.

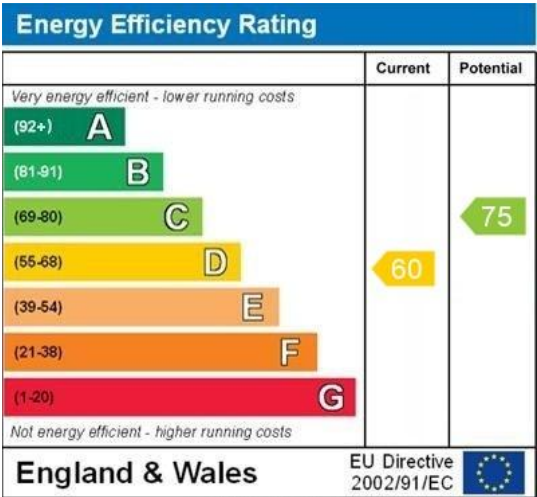
LOFT ROOM

14' 8" x 14' 0" (4.49m x 4.28m) Can be used for storage

OUTSIDE

To the rear there is a private garden with patio and lawned area.





At King & Co, we strive to ensure all our fees are transparent and we proudly publish them openly so there are no hidden charges or surprises. All charges shown below, again to aid transparency, are inclusive of VAT.

Before you move in

A formal application with supplementary documentation will be required for all rental properties. The first month's rent and deposit of 5 weeks rent are due in full upon or prior to signing the tenancy agreement. This payment must be by cash or online payment; however, the funds must be in our account for keys to be released.

During your tenancy

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted Payments

Payment of £50 inc VAT if you want to change the signed tenancy agreement – examples of this are permission for an additional person to occupy the property, permission for a pet in the property, decoration.

The payment for a new key / security device to the property. A charge of £15 per hour may be charged in exceptional circumstances.

Payment of any unpaid rent or any other reasonable costs associated with your early termination of the tenancy such as the landlords reletting costs (costs are displayed on our website).

During the Tenancy (payable to the provider) if permitted and applicable

- Utilities – Gas, Electricity, Water, Oil, Green Deal Payments
- Communications – Telephone and Broadband
- Installation of cable/satellite
- Subscription to cable/satellite supplier
- Television License
- Council Tax

Other Permitted Payments

Any other permitted payments, not included above, under the relevant legislation scheme including contractual damages – examples of which include the payment to a contractor if you fail to attend a confirmed appointment, damages caused to the property due to the negligence of the tenancy for such items as blocked drains (eg. nappies flushed down the w.c). Rental payments overdue by more than 14 days will be subject to interest at the rate of 3% over the Bank of England Base Rate calculated from the date the payment was due up until the date payment is received.

Tenant Protection

King & Co is a member of Client Money Protect, which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly.

Notes to potential tenants

The tenancy is for a period of a minimum of six months unless otherwise previously agreed with the Agent/Landlord. Tenants must be aged 21 years or over.

