



WILBERFORCE ROAD

Yale

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Connells

Wilberforce Road
Leicester



Property Description

- The property has permission to let as a HMO under Article 4

The property is located in the vibrant city of Leicester, UK, known for its rich history and diverse cultural tapestry. The area is well-served by local amenities, including cozy cafes, independent shops, and convenient supermarkets, all within walking distance.

Nearby, the expansive Braunstone Park offers a lush green retreat, perfect for leisurely strolls, picnics, and outdoor activities. The sense of history is palpable, with architectural nods to Leicester's industrial past seamlessly blending with modern developments. Excellent transport links ensure easy access to Leicester's bustling city centre, where one can explore a myriad of cultural attractions such as the King Richard III Visitor Centre, the historic Leicester Cathedral, and a variety of museums and galleries.

The local schools are well-regarded, and the sense of community is bolstered by numerous local events and festivals celebrating the area's multicultural heritage. Perfectly balances the tranquillity of suburban living with the vibrancy of city life, making it an appealing location for families, professionals, and students alike.

Ground Floor

Lounge

11' 1" x 15' 9" (3.38m x 4.80m)

Having a bay window to the front, radiator & stairs to the first floor

Bedroom 2

8' x 12' 4" (2.44m x 3.76m)

With window to the rear and radiator

Kitchen

6' 3" x 18' 4" (1.91m x 5.59m)

Fully fitted kitchen, with a range of wall and base units, part tiled walls, window and an access to the rear

Shower Room

6' 3" x 8' 8" (1.91m x 2.64m)

With a cubical shower, toilet, wash hand basin & window to the side

First Floor

Bedroom 1

11' 3" x 11' 3" (3.43m x 3.43m)

Having a bay window to the front, radiator & fitted wardrobe

Bedroom 3

12' 4" x 7' 8" (3.76m x 2.34m)

With window to the rear, fitted wardrobe and radiator

Bedroom 4

11' x 6' 5" (3.35m x 1.96m)

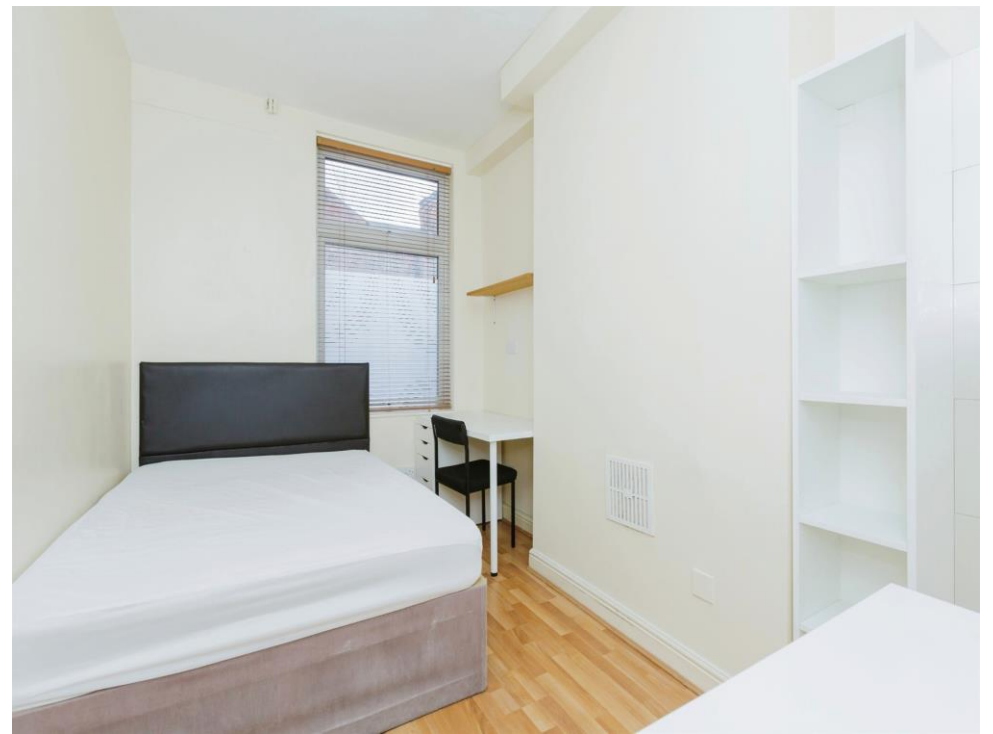
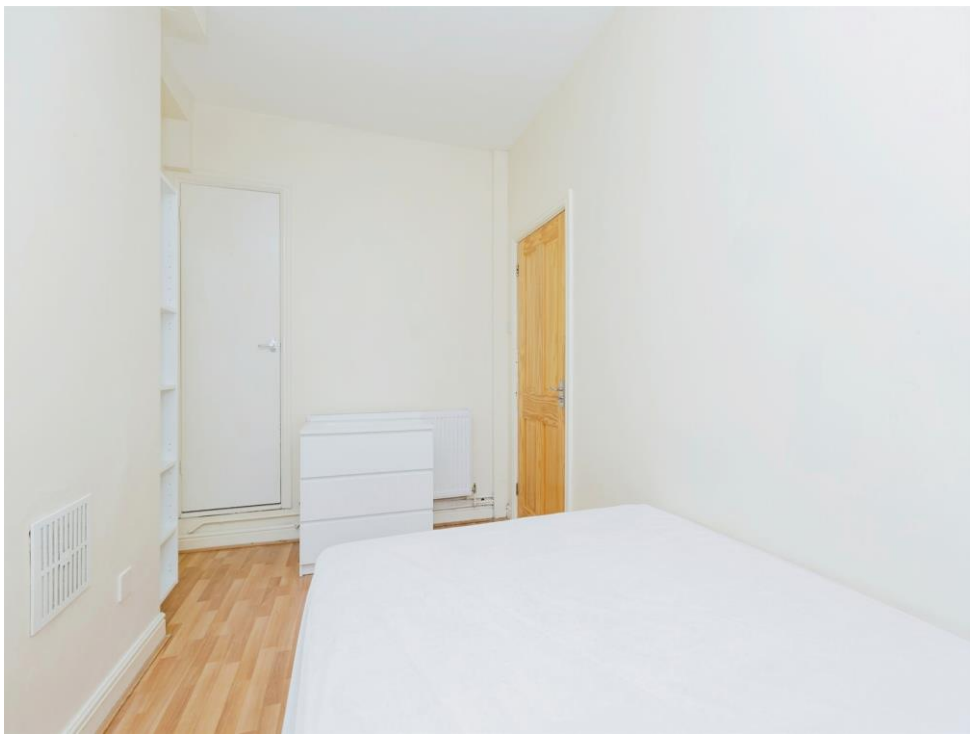
With window to the rear and radiator

Agent's Note

Property meets Leicester City Council Selective Licensing Scheme.

Let to four students until July 2025 with rental income of £16,640 per annum. No agency fees to be paid and tenants pay all utilities bills.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

Tenure: Freehold

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Property Ref: LTR323240 - 0006