



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 Juliet Balcony, and a Modern Shower Room. The property also benefits from Off Street Parking and a low maintenance Courtyard.



LOCATION

Yarborough Road is situated just north of Lincoln City Centre, providing easy access to the City's range of shops, restaurants, cafés and leisure facilities. The historic Cathedral Quarter, Bailgate and Lincoln Cathedral are also within easy reach, while the nearby Nettleham Road provides access to local shops and everyday amenities. The property is well placed for access to the A15 and A46, providing convenient connections to the wider Lincolnshire road network.

ACCOMMODATION

This modern Three Storey Home offers spacious accommodation arranged across three floors. The Entrance Hall provides access to the Lounge and Dining Kitchen, together with an understairs Storage Cupboard. Stairs rise to the First Floor Landing, where there are Two Bedrooms and a Family Bathroom with Shower. The Second Floor provides a further Two Bedrooms, including Bedroom One which benefits from a Juliet Balcony overlooking panoramic views across the City, together with a Modern Shower Room. Bedroom Four also has Patio Doors providing access towards the Rear Courtyard.

OUTSIDE

The property benefits from Allocated Parking and a small low maintenance Courtyard to the rear, with Bedroom Four also having Patio Doors providing access to the outside space.

RENT AND DEPOSIT

The asking Rent for the property is £1,250.00 per calendar month and the Tenancy Deposit is £1,440.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £285.00.

ASSURED PERIODIC TENANCY

The property will be let on an assured periodic tenancy (rolling monthly). The landlord is seeking a tenant for longer-term occupation.

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/>

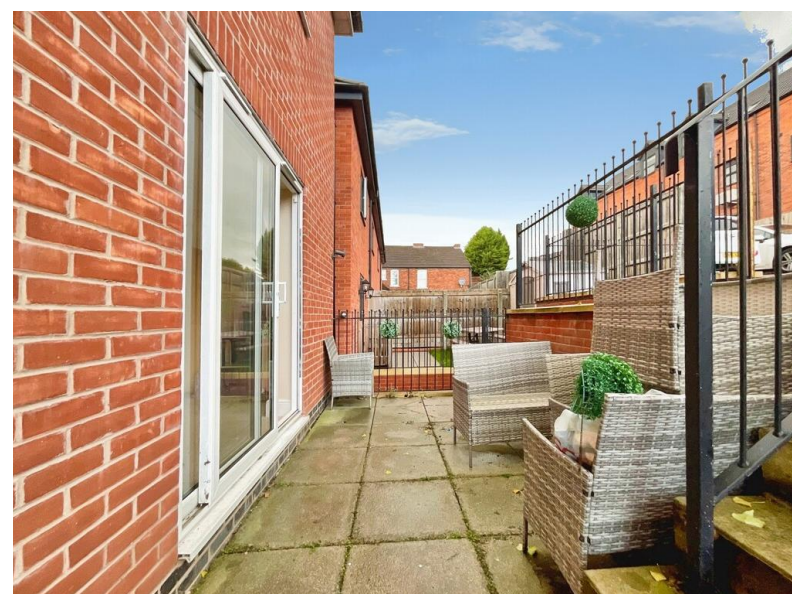
VIEWINGS

By prior appointment through Mundys.

THE RENTERS RIGHTS ACT 2025

New legislation was implemented in May 2026 and affects existing and new tenancies. More information on the changes is available at: <https://www.gov.uk/government/publications/guide-to-the-renters-rights-act/guide-to-the-renters-rights-act>

- 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.