



15 York Avenue

Lincoln, LN1 1LL

£1,100 pcm

EARLY VIEWING RECOMMENDED!

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.



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.

ACCOMMODATION

A charming Three Bedroom Terraced Home ready for an immediate viewing. The internal accommodation comprises of an Entrance Hall leading to a Lounge, Dining Room, Kitchen, Downstairs WC and Family Bathroom. Upstairs, there are Three Bedrooms. Bedroom One and 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.

RENT AND DEPOSIT

The asking Rent for the property is £1,100.00 per calendar month and the Tenancy Deposit is £1,265.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £250.00.

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>

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

