



**Rydal Street, Leicester LE2 7DS**

**welcome to**

**Rydal Street, Leicester**

A lovely three bedroom home on Rydal Street, Leicester, featuring a dining room, lounge, kitchen and downstairs shower room. The paved rear garden has gated access and the property is close to De Montfort University and local amenities, ideal for families.



**Entrance Hall**

Door to the front.

**Dining Room**

7' 8" x 11' 3" ( 2.34m x 3.43m )

Double glazed window to the front and radiator.

**Lounge**

11' 3" x 12' 11" ( 3.43m x 3.94m )

Double glazed window to the rear, radiator and under stairs storage.

**Kitchen**

12' 4" x 7' 2" ( 3.76m x 2.18m )

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, tiled splash backs and space for appliances. Double glazed window to the side.

**Inner Lobby**

With door to the side.

**Shower Room**

Double glazed window to the side, shower cubicle, WC and hand wash basin.

**First Floor Landing**

With stairs rising from the ground floor.

**Bedroom One**

12' 8" x 11' 3" ( 3.86m x 3.43m )

Double glazed window to the front, storage cupboard and radiator.

**Bedroom Two**

9' 10" x 10' 6" ( 3.00m x 3.20m )

Double glazed window to the rear, storage cupboard and radiator.

**Bedroom Three**

7' 2" x 12' 5" ( 2.18m x 3.78m )

Double glazed window to the rear, storage cupboard and radiator.

**Rear Of Property**

To the rear of the property is a paved rear garden with gated access.



***view this property online*** [williamhbrown.co.uk/Property/LHS119847](http://williamhbrown.co.uk/Property/LHS119847)





**welcome to**

## **Rydal Street, Leicester**

- Three spacious bedrooms
- Dining room and lounge
- Functional kitchen
- Ground floor shower room
- Paved rear garden with gated access

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

offers in the region of

**£190,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/LHS119847](https://williamhbrown.co.uk/Property/LHS119847)



Property Ref:  
LHS119847 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**0116 251 4131**



[Leicester@williamhbrown.co.uk](mailto:Leicester@williamhbrown.co.uk)



16-18 Halford Street, LEICESTER, Leicestershire,  
LE1 1JB



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**