



READINGS

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£1,150 PCM

19 Rydal Street, Leicester, LE2 7DS

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What a beauty! This spacious mid terraced home, lies in a great spot close to Leicester, Royal infirmary and De Montfort University. Inside you'll find two spacious reception rooms, a nice kitchen with built in electric oven and hob, through to a small lobby and a downstairs modern bathroom with shower over the bath. It has gas central heating and double glazing throughout. Upstairs there are three generous bedrooms. A small paved garden to the rear completes the accommodation. Viewing is a must! Parking permit required from the council. Council Tax Band A ****PLEASE NOTE, THE PHOTOS WERE TAKEN BEFORE THE CURRENT TENANCY SO THE PROPERTY MAY DIFFER**** Available around mid-October 2026

Front Reception Room

11'5"max x 11'1" (3.5mmax x 3.4m)

Rear Reception Room

11'1" max x 13'1" (3.4m max x 4m)

Kitchen

12'5" x 7'2" max (3.8m x 2.2m max)

A brand new kitchen with smart, modern base and eye level soft close units, ample worksurfaces and built in electric oven and induction hob.

Rear Lobby

With door to garden.

Bathroom/WC

6'6" x 5'10" (2m x 1.8m)

With white suite comprising panelled bath with shower over, wash hand basin and toilet.

First Floor Landing

Bedroom 1 Front

12'9" x 11'1" (3.9 x 3.4)

Bedroom 2 Middle

9'10" max 8'10" min x 10'9" (3 max 2.7 min x 3.3)

Bedroom 3 Rear

12'1" x 7'2" (3.7 x 2.2)

Outside

Shared covered pedestrian access leads to a small paved rear garden.

Lettings Viewing Procedure

1. We'll initially e-mail you a pre-application form, prior to arranging a physical viewing at the property. Please complete this and e-mail back to us.

2. Please be as honest as possible with your information. For example, if you believe that you have a bad credit rating, let us know now- it will only show up on your credit check if you don't!

3. We will discuss the preliminary application with the landlord. If they are happy, we will submit the application to the referencing company. We'll need to see physical copies of your passport and any visas (if applicable) please.

4. On the day that you move into the property you will need to pay your first months rent and deposit. Deposit is 5 weeks rent payable on your move in date.

Agent's Note

CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

