



Yarborough Road

Lincoln, LN1 1HS

£1250 pcm

PANORAMIC VIEWS OF CITY & PARKING. Accommodation provides flexible accommodation over three floors briefly comprising of; Entrance Hall, Lounge, Dining Kitchen, Stairs and First Floor Landing leading to Bedrooms One & Two with Family Bathroom. Stairs and Second Floor Landing to Bedroom Three, Bedroom Four with Juliet balcony & additional Shower Room. Also with small Courtyard & off road parking for one car.



ACCOMMODATION

The internal accommodation briefly comprises: Entrance Hall, Lounge, Dining Kitchen with storage cupboard off. Stairs and First Floor Landing leading to: Bedroom 1 with Patio Doors to rear elevation, Bedroom 2 and Family Bathroom. Stairs and Second Floor Landing leading to: Bedroom 3, Bedroom 4 and Shower Room with Balcony.

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 College. The property is located to the West of the City providing easy access to Lincoln City centre and a full range of services and facilities.

OUTSIDE

Balcony Overlooking the City, Allocated Parking & Rear Outside Patio Area.

RENT AND DEPOSIT

The asking Rent for the property is £1250.00 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>

- Three Storey Townhouse
- Popular Uphill Location
- Off Street Parking
- Two Bathrooms
- Four Double Bedrooms
- Modern Interior
- Council Tax Band - D (City of Lincoln Council)
- EPC Rating - B
- Viewing Highly Recommended

