

AVAILABLE



House - Semi-Detached

YARROW CLOSE LEICESTER LE5 1TB

£1,300 Per
Month

FEATURES

- 3 Bedroom House
- Cul-de-sac Location
- Lounge
- Fitted Kitchen
- Semi-Detached
- Close to Tesco Hamilton
- Kitchen/Dining Area
- Fitted Bathroom



 **SETHS**

3 Bedroom House - Semi-Detached located in Leicester

Seths are proud to market this 3 Bedroom Semi-Detached Family Home on Yarrow Close in the Hamilton area of Leicester.

The property is conveniently located at the end of a Cul-de-sac road.

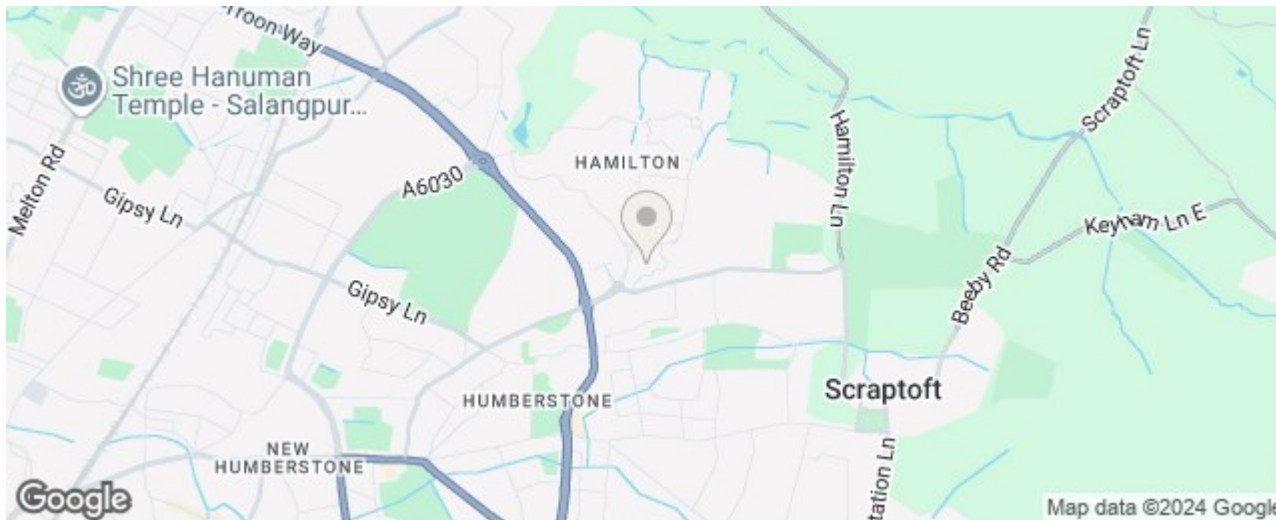
Upon entering the property, there is a small Hallway, which allows access to the Lounge.

From the Lounge, is access to the Kitchen/Dining Area. The Fitted Kitchen consists of Wall and Base Units with Worktops over, Sink and a Gas Cooker with Extractor Hood over. There is also a Storage Cupboard needed the Breakfast Bar.

On the First Floor, there are 3 Bedrooms (the 1st Bedroom benefits from Fitted Cupboards) and a Family Bathroom inclusive of a Bath with Shower Over, Wash Basin and W.C.

The property benefits from Gas Central Heating and Double Glazing throughout.

Rent: £1300 PCM
 Security Deposit: £1500
 Tenancy Length: 6 or 12 Months
 Council Tax Band: B



Call us on
 0116 266 9977

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Council Tax Band

B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these 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.

