



**79 Barclay Street  
West End  
LE3 0JD**



**£595 Per calendar month**

*Putting great property on the map*

# 79 Barclay Street, West End, LE3 0JD

## Property Description

A spacious 3 bed mid terrace house available to rent in the heart of the West End, Leicester. The property benefits from gas central heating and UPVC double glazing and comprises of: Entrance hall, two reception rooms, fitted kitchen with appliances, three good size bedrooms and 3 piece bathroom suite with shower above bath. Outside you'll find a paved yard and outbuildings suitable for storage. Viewing recommended

## Entrance Hall

**Front reception room 14'6 max x 10'2 max (4.42m max x 3.10m max)**

**Rear reception room 12'7 x 10'2 max (3.84m x 3.10m max)**

**Kitchen area 14'4 max x 8'11 (4.37m max x 2.72m)**

Breakfast area with worktop space and under counter fridge and freezer

**Working kitchen 4'4 x 8'4 (1.32m x 2.54m)**

Fitted kitchen with integrated hob and cooker, freestanding washing machine and stainless steel sink

## Landing

**Bedroom one 14'8 max x 12'1 (4.47m max x 3.68m)**

**Bedroom two 9'5 max x 12'8 (2.87m max x 3.86m)**

**Bedroom three 10'1 x 8'1 max (3.07m x 2.46m max)**

**Bathroom 7'2 x 5'1 (2.18m x 1.55m)**

3 piece suite including bath with shower above, W/C and wash hand basin

## Garden

Paved rear yard with storage in 3 outbuildings

## Application Procedure and Fees

1. Return the completed application form(s) to us with the relevant fee:

i) Single Application- £220 inc VAT

ii) Joint Application - £280 inc VAT

iii) Guarantor- or Additional Person Application Fee+ £70 inc VAT

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. Please note that once the application has been submitted to the referencing company all fees are non-refundable.

4. On the day that you move into the property a sign up fee of £60 inc VAT will be applicable and will need to be paid on the first day of your tenancy along with your first months rent and deposit

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		39	55
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		38	53
EU Directive 2002/91/EC			



48 Granby Street, Leicester, LE1 1DH

Telephone 0116 2227575

sales@readingspropertygroup.com lettings@readingspropertygroup.com

www.readingspropertygroup.com

# READINGS