



## York Road

, Loughborough, LE11, LE11 3DA

**Rental £148 Weekly**  
6 bedroom House available 02 July 2025

3 Ashby Square, Loughborough, , LE11 5AA  
[loughborough@loc8me.co.uk](mailto:loughborough@loc8me.co.uk)

**01509 239099**

### Opening Times

Mon 08.30 - 17.00; Tues 08.30 - 17.00  
Wed 08.30 - 17.00; Thurs 08.30 - 17.00  
Fri 08.30 - 17.00; Sat 10.00 - 15.00; Sun Closed

\* Furnished

### Situation

Price: £148 (Inclusive per person per week) Energy Performance Rating: D Property Reference: 3677 Council tax band: D Nestled in the heart of Loughborough's sought-after Student Triangle, this six-bedroom house on York Road encapsulates the ideal blend of convenience, comfort, and contemporary living. Thoughtfully refurbished and boasting a location that offers the best of both town and campus life, this property is set to be the backdrop for memorable student years. Highlight Features: Ideal Location: Perfectly positioned within the renowned Student Triangle, every essential amenity is just a few footsteps away. Town and Campus: Whether you're in the mood for a town stroll or heading to a lecture, both are conveniently accessible with just minutes to spare. The town centre beckons with its charm while the university campus via Radmoor Road is a mere ten-minute walk. Grocery Galore: Sainsbury's is just around the corner, ensuring your pantry is never empty and impromptu meal plans are always feasible. Restful Retreats: The property boasts spacious double bedrooms, ensuring that relaxation and study are harmoniously balanced. Outdoor Oasis: Whether you're in the mood for a BBQ, an outdoor study session, or simply soaking in some sun, the dedicated outdoor space caters to all your whims and fancies. Enjoy hassle-free living with loc8me's all-inclusive package! Covering all your essential bills - gas, electric, water, TV licence, broadband and contents insurance, so you'll have peace of mind in your home. Plus, for every household that signs up, we're partnering with Ecologi to plant a tree, giving you a unique URL to track its location for life. Make a Property Ref: inst-20864

All measurements are approximate.

### Further Information

The deposit required is £900

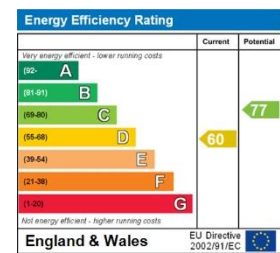
The bills included in the rent are Electricity, Gas and Water

The landlord is willing to rent this home to Student

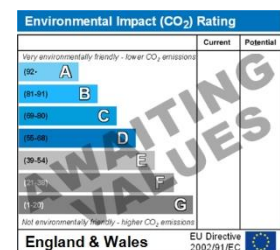
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

### Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

Creation Date: 14/12/2024

### IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Orange Living Limited, 2024. Orange Living Limited Registered in England No. 06537787