





## Inside The Home

Accessed via an archway to the side of the property, the accommodation opens into a small entrance hallway. To the front of the ground floor is a generous double bedroom, featuring a large bay window that provides plenty of natural light. Also on this level is the communal lounge/dining room, creating a comfortable shared living space for tenants while to the rear is a fitted kitchen serving the accommodation.

To the first floor are three further double bedrooms, a shower room, and a useful storage cupboard located on the landing. The property also benefits from a cellar, providing additional storage space and housing white goods. The property has benefited from a new roof also.

Currently operating as a successful student let, the property is fully tenanted with tenants contracted until next summer, offering an immediate income stream for prospective investors. With four double bedrooms and established rental demand, this represents an excellent investment opportunity.

## Let's Take A Closer Look At The Area

Conveniently situated close to Lancaster City Centre, the property benefits from easy access to a wide range of shops, supermarkets, cafés, restaurants and leisure facilities, all within close proximity. The location is particularly well suited to the student rental market, with excellent access to both Lancaster University campuses and regular public transport links serving key routes across the city. The nearby A6 provides straightforward connections to the city centre, the hospital and the M6 motorway, making it well placed for both study and commuting needs.

With a strong and established demand for student accommodation in the area, the property is ideally positioned as an investment opportunity in a consistently popular rental location.

## Let's Step Outside

To the front of the property is a small forecourt area incorporating the cellar window, enclosed by a low stone boundary wall which provides a degree of separation from the pavement. To the rear is an enclosed L-shaped yard offering

useful outdoor space for occupants. The area provides room for seating and socialising, making it a practical extension of the living accommodation. A wooden storage shed is also included, providing additional space for bicycles, gardening equipment or general household storage. The property also benefits from permit parking, a valuable feature for both tenants and visitors.

## Services

The property is fitted with a modern gas central heating, and has mains electric, mains gas, mains water and mains drainage.

## Tenure

The property is Freehold. Title number: LA855172

## Council Tax Band

This home is Band B under Lancaster City Council.

## Viewings

Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

View online or for more information contact our office for details.

## Investment and Income Potential

The property is currently let as a student house and benefits from tenants contracted until next summer, providing an immediate income stream for an incoming purchaser. Based on the current tenancy, the property generates an annual rental income of approximately £12,333 per annum after deductions.

With its four double bedrooms, communal living space and convenient location close to Lancaster City Centre and university transport links, the property is well placed to continue attracting student tenants, offering ongoing investment potential within an established rental market.

Not included is water, council tax, landlord insurance and HMO licensing.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		85
81-91	B		
69-80	C		
55-68	D	59	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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