





Inside The Home

This end-of-terrace property offers well-proportioned accommodation arranged over two floors and is currently configured as a four-bedroom student let. The ground floor comprises a spacious front double bedroom, benefiting from a large bay window and excellent natural light, alongside a communal lounge/dining room providing shared living space for occupants. To the rear of the property is a recently refitted modern kitchen, offering a contemporary finish and ample storage. Beyond the kitchen is a useful utility room, creating additional practical space for laundry and household appliances.

The first floor hosts three further double bedrooms and a shower room, with a storage cupboard conveniently positioned on the landing. A cellar provides further storage and space for white goods. The property has benefited from a new roof also.

The property is currently occupied by student tenants under contract until next summer, making it an attractive investment opportunity with an established income stream from day one.

Let's Take A Closer Look At The Area

Conveniently situated close to Lancaster City Centre, the property enjoys easy access to a wide range of shops, supermarkets, restaurants, cafés and leisure facilities. Its excellent location makes it particularly appealing to students, with convenient access to both Lancaster's university campuses and regular public transport links. The nearby A6 provides direct routes to the city centre, the hospital and the M6 motorway, while frequent bus services make travelling around the city straightforward. With a strong and established student rental market in the area, the property is well positioned as an investment opportunity, benefiting from its proximity to key educational and employment hubs.

Let's Step Outside

Occupying an end-of-terrace position, the property benefits from a front garden enclosed by a brick boundary wall. The space provides a practical area for refuse and recycling storage while enhancing the property's street presence. To the rear is an enclosed yard, offering outdoor space for tenants to

relax and socialise. A timber storage shed provides additional storage for bicycles and general household items. 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: LA707290

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.

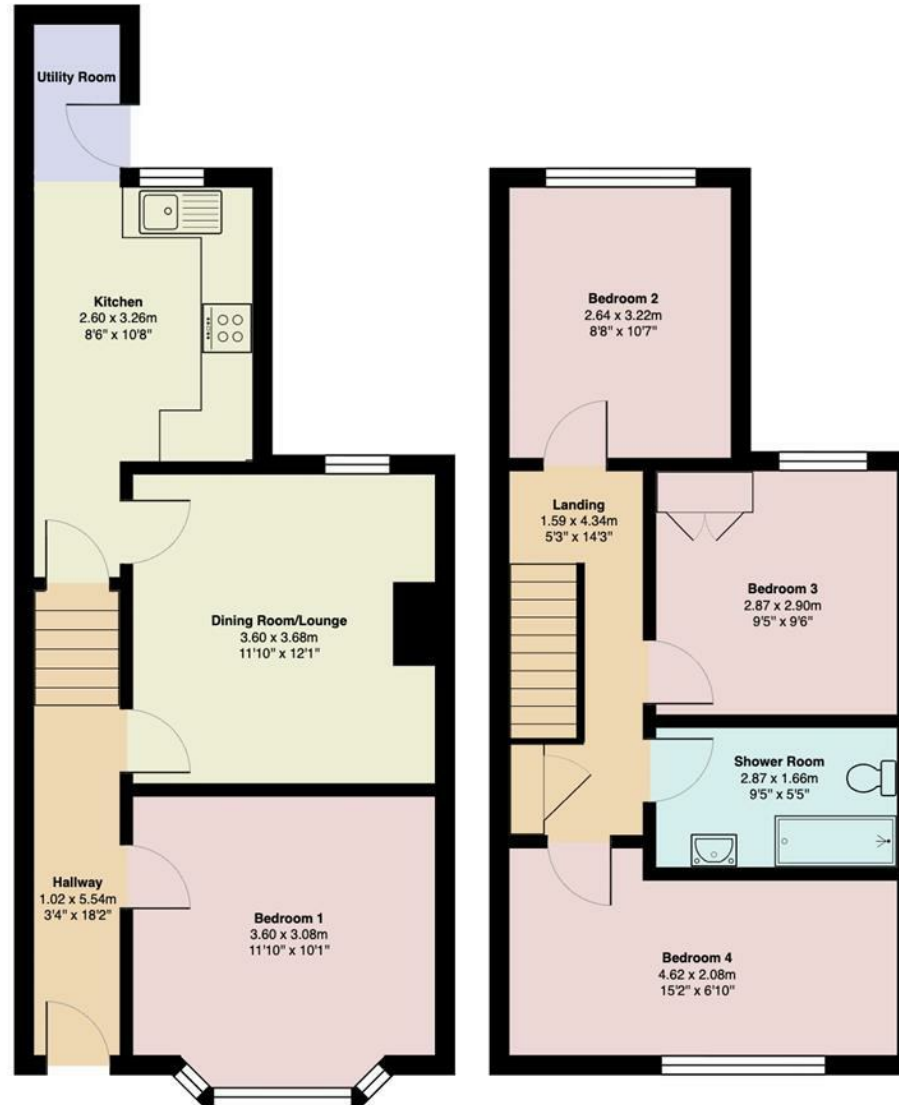
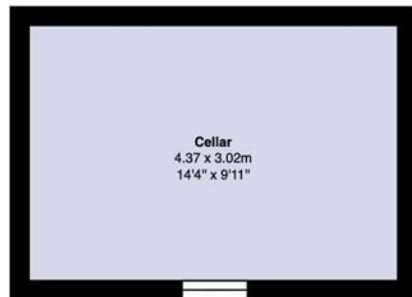
Investment and Income Potential

Currently let to students with tenants contracted until next summer, the property generates an annual rental income of approximately £12,333 per annum after deductions, providing immediate returns and offering continued appeal within Lancaster's established student 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			87
(81-91) B			
(69-80) C			
(55-68) D		61	
(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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