

5a Queen Street  
Lancaster, LA1 1RS

House

Offers In The Region Of  
**£375,000**



# 5a Queen Street Lancaster, LA1

House



## Overview

- 5 Bedroom Student HMO
- Recent New HMO License
- Sales Includes Furniture & White Goods
- Well Presented
- Must See Floor Plan
- Income Producing Investment
- Re-Roof in 2021
- Fully Let For 2023/2024 Academic Year
- Substantial Three Storey Property
- City Centre Position

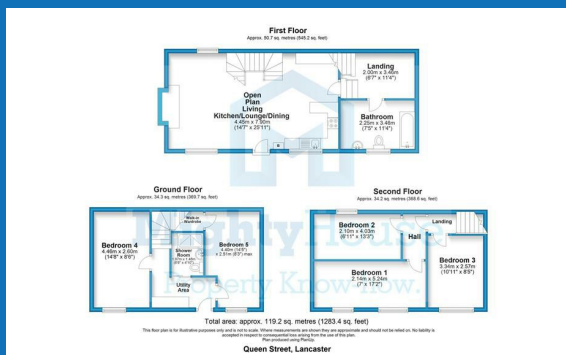
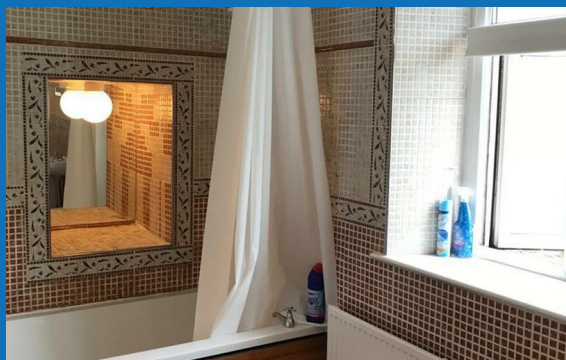
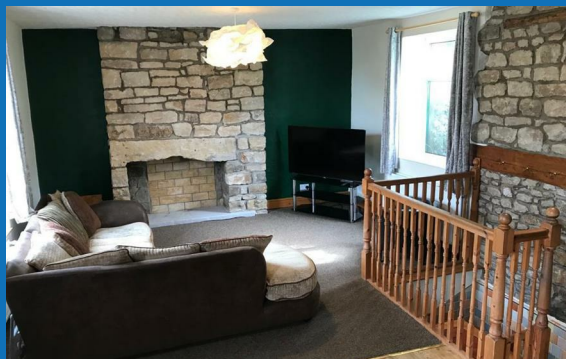
## Selling your home?

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**01524 548888**

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### Utility Area

6'7" x 2'8" (2.00m x 0.82m)  
Composite door, radiator, real wood flooring, plumbing for washing machine, space for tumble drier, sovereign air circulation system, stairs to the first floor, mains interlinked smoke detector.

### Bedroom 4

14'8" x 8'6" (4.46m x 2.60m)  
Upvc double glazed window to the front, radiator, carpeted flooring.

### Bedroom 5

14'5" x 8'3" (4.40m x 2.51m)  
Upvc double glazed window to the front, radiator, carpeted flooring, walk in under stairs storage cupboard.

### Shower Room

6'6" x 4'10" (1.97m x 1.48m)  
Radiator, step-in double shower with glass sliding screen, electric shower, WC, wash basin, extractor fan, real wood flooring.

### First Floor

#### Open Plan Living Kitchen/Lounge/Dining

14'7" x 25'11" (4.45m x 7.90m)  
Upvc double glazed window to the rear, two Upvc double glazed windows to the front, stairs to the ground floor, two radiators, space for tall fridge freezer and under counter fridge/freezer. A range of matching wall and base units, space for free standing cooker and oven, chimney hood extractor, wall mounted ideal combi boiler, feature exposed stone chimney breast and wall, laminate flooring to the kitchen and dining area and carpet to the lounge area, mains interlinked smoke/heat detector, exposed beam, intercom system to the main entrance gate.

### Bathroom

Upvc double glazed window to the rear, radiator, WC, wash basin, shower over wood panelled bath, partially tiled walls, tiled flooring, extractor fan, large inset mirror.

### Landing

Radiator, carpeted flooring, stairs to the first floor, consumer unit, access to loft, mains interlinked smoke detector.

### Second Floor Landing

Carpeted flooring, access to loft, mains interlinked smoke detector.

### Hall

Carpeted flooring.

### Bedroom 1

7'0" x 17'2" (2.14m x 5.24m)  
Two Upvc double glazed windows to the front, radiator, carpeted flooring, 9ft 4 ceiling height.

### Bedroom 2

6'11" x 13'3" (2.10m x 4.03m)  
Upvc double glazed window to the rear, radiator, carpeted flooring, 9ft 4 ceiling height.

### Bedroom 3

10'11" x 8'5" (3.34m x 2.57m)  
Upvc double glazed window to the front, radiator, carpeted flooring, 9ft 4 ceiling height.

### Access To The Property

The property is accessible via a gate from Queen Street.

### Outside

The property has it's own yard space, see the title plan.

### Useful Information

Council Tax Band - A - £1379.97 (2022)  
EPC - E - cert no. 2208-1043-7271-4876-3974 - expires 19th September 2026  
Water Meter - Yes  
Fully Re-Roofed in 2021  
Valid landlord gas safety certificate in place as well as EICR (electrical installation condition report)

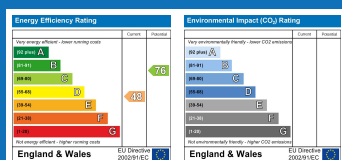
### Investment Information

The property is rented for 2023/2024 academic year at £125 PPW (per person per week) which will bring in an annual gross income of £30,000.

\*This property has recently been visited by the local authority and issued with a new HMO license (a new owner will have to apply for their own license after completion).

### Furniture & White Goods

The property is sold with furniture and white goods included in the sale with the exception of the tenant's personal belongings (such as any furniture they may have brought to the property).



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.