



22 Graham Street
Lancaster, LA1 4UE

House - Mid Terrace

Price Guide

£175,000

22 Graham Street Lancaster, LA1

House - Mid Terrace

MIGHTYHOUSE
ESTATES

Overview

- NO CHAIN
- CURRENTLY LET FOR THIS ACADEMIC YEAR 2023/2024 GROSS INCOME £ 16,992.00
- POPULAR STUDENT LOCATION
- FUTURE PROOF INVESTMENT
- GOOD BUS ROUTES TO THE UNIVERSITIES
- INCOME PRODUCING STUDENT PROPERTY
- ALSO LET FOR THE NEXT ACADEMIC YEAR 2024/2025 GROSS INCOME £17,712.00
- WITHIN WALKING DISTANCE TO THE CITY CENTRE
- THREE BEDROOMS SET OVER TWO FLOORS
- EXCELLENT LOCAL AMENITIES

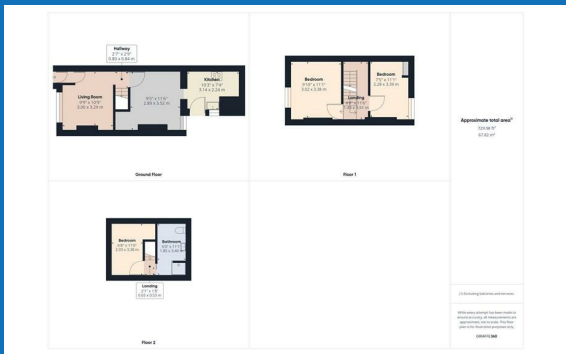
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01524 548888

Email: sales@mightyhouse.co.uk



Entrance Vestibule

Door to lounge

Lounge

Double-glazed window to the front, built-in cupboards housing the gas & electric meters, laminate floor, radiator.

Inner Hallway

Stairs to the first floor.

Dining Room

Double-glazed window to the rear, understairs storage, laminate floor, radiator.

Kitchen

Double-glazed window to the side, range of matching wall and base units with complimentary work surfaces, stainless steel sink, washing machine, fridge/freezer, four-plate electric hob, extractor hood and electric oven, tiled floor, door to the rear yard.

First Floor Landing

Stairs to the second floor, radiator.

Bedroom One

Double-glazed window, carpeted floor, radiator.

Bedroom Two

Double-glazed window, carpeted floor, radiator, built-in storage cupboard.

Second Floor

Carpeted floor.

Bedroom Three

Double-glazed velux window, laminate floor, radiator.

Shower Room

Double glazed velux window, shower cubicle with thermostatic shower, wash hand basin, extractor fan, laminate floor, radiator, W.C.

Outside

Rear yard with patio area and gate to access road.

Useful Information

Tenure Freehold
Council Tax Band (A) £1505.37
New carpets for stairs, landings and bedrooms have also been laid.

Investment Information

Tenure Freehold
Let for this academic year 2023/2024, Gross income is £16,992.00 including bills.

Also, let for the next academic year 2024/2025 Gross income is £17,712.00 including bills.

Council Tax Band (A) £1505.37
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).

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential



Lancaster Office: 53A Market Street, Lancaster, Lancashire, LA1 1JG

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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.