

7 Cable Street  
Lancaster, LA1 1HD

House - Mid Terrace

Price Guide

£450,000

# 7 Cable Street Lancaster, LA1

House - Mid Terrace

**MIGHTYHOUSE**  
ESTATES

## Overview

- NO CHAIN
- EIGHT BEDROOMS
- LET FOR THIS 2024/2025 ACADEMIC YEAR
- FUTURE PROOF INVESTMENT
- EXCELLENT LETTING HISTORY
- LICENSED STUDENT HMO
- THREE BATHROOMS
- GREAT LOCATION
- CITY CENTRE LOCATION OPPOSITE BUS STATION
- ONE MINUTE WALK TO THE CITY CENTRE

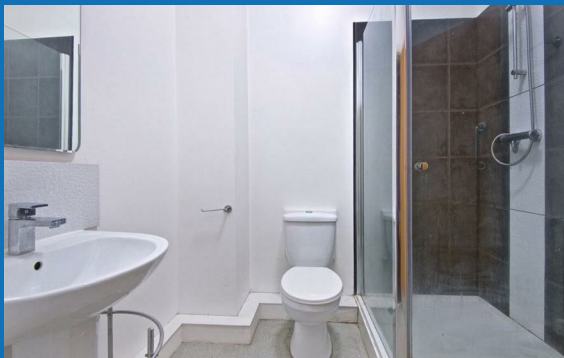
## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

**01524 548888**

Email: [sales@mightyhouse.co.uk](mailto:sales@mightyhouse.co.uk)



### Entrance Hallway

Door to the rear yard, stairs to the first floor.

### Bedroom One

Double-glazed window to front, carpeted floor, radiator.

### Bedroom Two

Double-glazed window to front, carpeted floor, radiator.

### Bedroom Three

Double-glazed window to the rear, carpeted floor, radiator.

### Bedroom Four

Double-glazed window to the rear, carpeted floor, radiator.

### Shower Room

Shower cubicle with thermostatic shower, wash hand basin, radiator, extractor fan, vinyl floor, W.C.

### First Floor

Walk-in storage cupboard housing water cylinder

### Lounge/Diner

Double-glazed windows to front and side, carpeted floor, radiator.

### Shower Room

Shower cubicle with thermostatic shower, wash hand basin, radiator, extractor fan, vinyl floor, W.C.

### Kitchen

Double-glazed windows to side, a range of matching wall and base units, two washing machines, a microwave, fridge/freezer, two stainless steel sinks, two four plates electric hobs and ovens with extractor fans, cupboard housing Valliant boiler, laminate floor, radiator, walk on storage cupboard housing water cylinder.

### Second Floor

Access to the loft

### Bedroom Five

Double-glazed window to the side, carpeted floor, radiator.

### Bedroom Six

Double-glazed window to the side, carpeted floor, radiator.

### Bedroom Seven

Double-glazed window to front, carpeted floor, radiator, carpeted floor, radiator.

### Bedroom Eight

Double-glazed window to front, carpeted floor, radiator.

### Shower Room

Double-glazed window to front, shower cubicle with thermostatic shower, wash hand basin, radiator, extractor fan, vinyl floor, W.C.

### Investment Information

The property is let for this 2024/2025 academic year at 8 x £125 PPW x 48 (per person per week) offering an annual gross income of £48,000.

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).

\*This property currently has a valid HMO license in place granted by the local authority (a new owner will have to apply for their own license upon completion).

A current landlord's gas safety certificates are in place along with EICR (electrical installation condition reports).

### Useful Information

Tenure Freehold  
Council Tax Band (D ) £2258.05

This property has the possibility of being sold as part of a portfolio with three other properties which offer some unique advantages for potential buyers. This portfolio will appeal to investors looking to diversify their holdings and spread risk across multiple assets. It also provides an opportunity for buyers to acquire a ready-made investment portfolio with the potential for rental income or future appreciation.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<b>A</b>	<b>B</b>	<b>B</b>	<b>B</b>
83	83	33	33

England & Wales EU Directive 2002/91/EC



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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.