



6 Blades Street  
Lancaster, LA1 1TT

House - Mid Terrace

Price Guide

£500,000

# 6 Blades Street Lancaster, LA1

House - Mid Terrace



## Overview

- NO CHAIN
- EIGHT BEDROOMS
- LET FOR THIS 2023/2024 ACADEMIC YEAR
- EXCELLENT LETTING HISTORY
- WITHIN WALKING DISTANCE TO THE CITY CENTRE
- LICENSED STUDENT HMO
- THREE BATHROOMS
- FUTURE PROOF INVESTMENT
- GOOD LOCAL AMENITIES
- GREAT LOCATION

## Selling your home?

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

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**01524 548888**

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



### Entrance Hallway

Stairs to the first floor, original tiled floor, radiator, stairs to the lower basement.

### Bedroom Two

Double-glazed window to the front, wash hand basin, carpeted floor, radiator.

### Bedroom Three

Double-glazed window to the rear, wash hand basin, built-in cupboard, carpeted floor, radiator.

### Kitchen/Diner

Double-glazed windows to the side and rear, a range of matching wall and base units, a door to the yard, two electric ovens and two integrated microwaves, two four plate eclectic hobs and extractor hoods, two fridges, freezer, cupboard housing Vaillant combi boiler, two stainless steel sinks, table and chairs.

### Lower Basement

### Bedroom One

Double-glazed window to rear and door to the yard, laminate floor, radiator.

### Shower Room

Vanity unit with inset wash hand basin, shower cubicle with thermostatic shower, heated towel rail, extractor fan, non-slip floor, W.C.

### Utility Room

Two washing machines, extractor fan.

### Lounge

Double glazed door to the front, sofa bed settee carpeted floor, radiator.

### First Floor Landing

Stairs to the second floor, cupboard housing water cylinder.

### Bedroom Four

Double-glazed window to rear, wash basin, carpeted floor, radiator.

### Bathroom

Double glazed frosted window to side, panelled bath with shower attachment, wash hand basin, extractor fan, laminate floor, radiator, W.C.

### W.C.

Double-glazed frosted window to side, wash hand basin, laminate floor, W.C.

### Bedroom Five

Double-glazed window to rear, wash basin, carpeted floor, radiator.

### Bedroom Six

Double-glazed window to the front, wash basin, carpeted floor, radiator.

### Second Floor Landing

Double glazed velux window.

### Bedroom Seven

Double-glazed window to rear, wash basin, carpeted floor, radiator.

### Bedroom Eight

Double-glazed velux window, wash basin, carpeted floor, radiator.

### Yard

Yard with the possibility of off-road parking and door access to bedroom one.

### Useful Information

Tenure Freehold  
Council Tax Band (C ) £2007.16

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.

### Investment Information

This property is let for this 2023/2024 academic year at 8 X £124 PPW X 48 (per person per week) offering an annual gross income of £47,616.

The property is not currently let for the 2024/2025 academic year.

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).

| Energy Efficiency Rating |                       | Environmental Impact (CO <sub>2</sub> ) Rating |                          |
|--------------------------|-----------------------|--|--------------------------|
| Current                  | Potential             | Current  | Potential                |
| Energy Efficiency: 61    | Energy Efficiency: 80 | Environmental Impact: 61                       | Environmental Impact: 80 |



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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.