

## 6 Blades Street, Lancaster, LA1 1TT



**£400,000**

\*\*\*INCOME PRODUCING HMO STUDENT PROPERTY\*\*\* \*\*8 LETTINGS BEDROOMS \*\*\* 2 BATHS\*\*\* 3 WC \*\*\* HEART OF THE CITY CENTRE \*\*\* LONG LETTING HISTORY \*\*\* GREAT LOCATION \*\*\*

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.

The property rests within walking distance of all of the amenities Lancaster has to offer including gyms, pubs, clubs, shops, eateries, and health services.

This property is let for this 2024/2025 academic year at 5 X £120 PPW X 48 (per person per week) offering an annual gross income of £28,800.

The property is also let for the 2025/2026 academic year at 8 x £120PPW X 48 offering an annual gross income of £46,080.

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).

#### 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.



Head Office: 83 Bowerham Road Lancaster LA1 4AQ

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## 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

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## Investment Information

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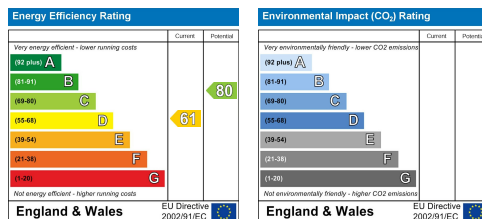
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