



6 New Road  
Lancaster, LA1 1EZ

House - Mid Terrace

Price Guide

£225,000



# 6 New Road Lancaster, LA1

House - Mid Terrace



## Overview

- INCOME PRODUCING STUDENT PROPERTY
- PRIME HEART OF THE CITY LOCATION
- LET FOR THIS 2023/2024 ACADEMIC YEAR ANNUAL GROSS INCOME £22,672.
- LET FOR THE NEXT 2024/2025 ACADEMIC YEAR ANNUAL GROSS INCOME £24,960
- FOUR BEDROOMS
- BATHROOM
- EN-SUITE SHOWER ROOM
- EXCELLENT LETTING HISTORY
- CELLAR WITH GOOD HEAD HEIGHT
- REAR YARD

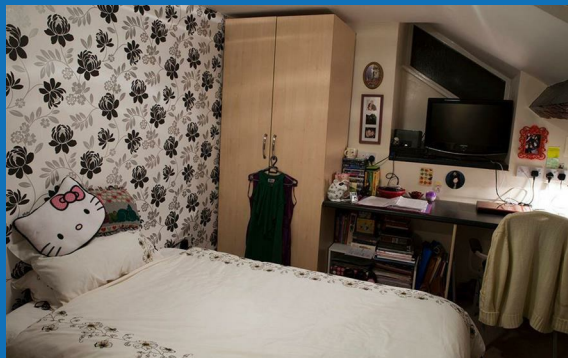
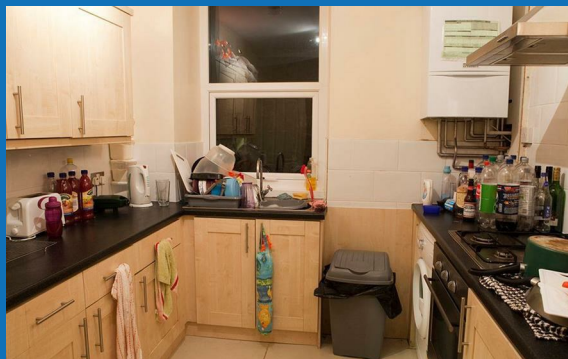
## Selling your home?

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

Stairs to the first floor, built-in storage cupboard, vinyl floor, door to the yard, radiator, door to the cellar.

### Cellar

Good head height, storage space, gas and electric meters, tumble dryers.

### Lounge

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

### Kitchen/Diner

Double-glazed window to the rear, range of matching wall and base units, fridge/freezer, Ideal combi boiler, stainless steel sink, table and chairs, washing machine, four ring gas hob and extractor hood, electric oven, vinyl floor, radiator.

### Yard

Small rear yard.

### First Floor Landing

Double-glazed window to the rear, radiator, stairs to the second floor.

### Bedroom One

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

### Bedroom Two

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

### Bedroom Three

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

### Second Floor Landing

Double-glazed window to the rear.

### Bathroom

Double glazed velux window, access to the loft, bath, wash hand basin, double shower cubicle with thermostatic shower, tiled floor, radiator, W.C.

### Bedroom Four

Double-glazed velux window, carpeted floor, radiator, door to the en-suite.

### En-Suit Shower Room

Shower cubicle with thermostatic shower, tiled floor, extractor fan.

### Useful Information

Tenure Freehold  
Council Tax Band (A ) £1505.37

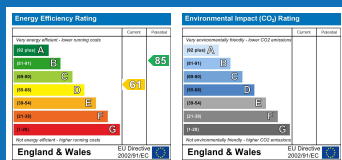
### Investment Information

This property is let for this 2023/2024 academic year at 4 x £ 109.PPW x 52 (per person per week) offering an annual gross income of £22,672.

The property is also let for the next 2024/2025 academic year at 4 x £120 PPW x 52 (per person per week) offering an annual gross income of £24,960.

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).

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



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[www.mightyhouse.co.uk](http://www.mightyhouse.co.uk)

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.