

11 Havelock Street
Lancaster, LA1 4AD

House - Mid Terrace

Price Guide

£250,000

11 Havelock Street Lancaster, LA1

House - Mid Terrace



Overview

- NO CHAIN
- FOUR BEDROOMS
- ALSO LET FOR THE NEXT 2024/2025 ACADEMIC YEAR
- EXCELLENT LETTING HISTORY
- EXCELLENT BUS ROUTES TO UNIVERSITIES
- INCOME PRODUCING STUDENT HMO
- LET FOR THIS 2023/2024 ACADEMIC YEAR
- FUTURE PROOF INVESTMENT
- POPULAR STUDENT LOCATION
- WELL PRESENTED THROUGHOUT

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01524 548888

Email: sales@mightyhouse.co.uk



Entrance Hallway

Tiled floor, stairs to the first floor.

Bedroom One

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

Lounge/Diner

Double-glazed window to the rear, wood surround fireplace with inset gas fire, built-in storage cupboard, laminate floor, radiator.

Kitchen

Double-glazed window to the rear, range of matching wall and base units, stainless steel sink, washing machine, four plate electric hob and extractor hood, electric oven and grill, door to the yard, fridge/freezer, cupboard housing Vaillant combi boiler, tiled floor.

First Floor Landing

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Bathroom

Double-glazed frosted window to

the side, panelled bath, double shower cubicle with Mira electric shower, tiled floor, radiator, extractor fan, access to the loft.

Investment Information

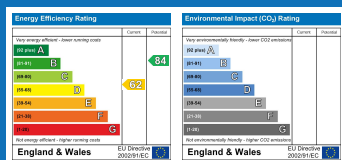
This property is let for this 2023/2024 academic year at 4 x £117.00 PPW x 48 (per person per week) offering an annual gross income of £22,464

The property is also let for the next 2024/2025 academic year at 4 x £130.00 PPW x 48 (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).

Tenure Freehold
Council Tax Band (B) £1756.26



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

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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.