



47 Prospect Street  
Lancaster, LA1 3BL

House - Terraced

Price Guide

£185,000

# 47 Prospect Street Lancaster, LA1

House - Terraced

**MIGHTYHOUSE**  
ESTATES

## Overview

- NO CHAIN
- THREE BEDROOMS
- ALSO LET FOR THE 2024/2025 ACADEMIC YEAR
- EXCELLENT LETTING HISTORY
- WITHIN WALKING DISTANCE TO THE CITY CENTRE
- INCOME PRODUCING STUDENT PROPERTY
- WELL PRESENTED
- FUTURE PROOF INVESTMENT
- POPULAR STUDENT LOCATION
- GOOD BUS ROUTES TO THE UNIVERSITIES

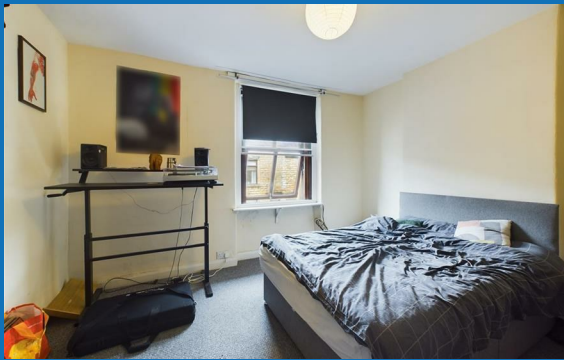
## Selling your home?

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 Vestibule

Door to the lounge.

### Lounge/Diner

Double-glazed window to the front, fireplace with inset coal effect gas fire, laminate floor, radiator, cupboard housing gas & electric meters.

### Kitchen

Double-glazed window to the rear, stairs to the first floor, range of matching wall and base units, fridge/freezer, washing machine and dryer, free-standing gas cooker, stainless steel sink, under stairs storage cupboard, tiled floor, radiator, door to the yard.

### First Floor Landing

Stairs to the first Floor.

### Bathroom

Double glazed frosted window to the rear, panelled bath, shower cubicle with electric shower, wash hand basin, vinyl floor, extractor fan, radiator, W.C.

### Bedroom One

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

### Second Floor Landing

### Bedroom Two

Double-glazed Velux window, carpeted floor, radiator.

### Bedroom Three

Secondary glazed window to the front, carpeted floor, radiator.

### Rear Yard,

Patio area, gate to access road.

### Investment Information

This property was let for the 2023/2024 academic year at 3 x £120.00 PPW x 48 (per person per week) with an annual gross income of £17,280

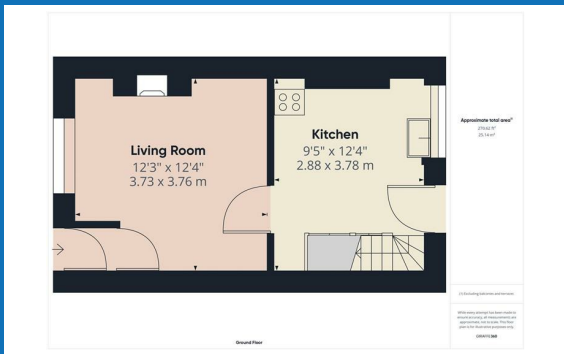
The property is also let for this 2024/2025 academic year at 3 x £130.00 PPW x 48 (per person per week) with an annual gross income of £18,720

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 (A ) £1505.37



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential



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

Phone: 01524 548888

[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.