MIGHTYHOUSE ESTATES









47 Prospect Street Lancaster, LA1 3BL

House - Terraced

Price Guide £185,000

47 Prospect Street Lancaster, LA1

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Overview

- NO CHAIN
- THREE BEDROOMS
- ALSO LET FOR THE 2024/2025 ACADEMIC YEAR & THE NEXT 2025/2026
- 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 vour home?

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01524 548888

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Entrance Vestubule 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, radaitor.

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

The property is 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 also let for the next 2025/2026 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







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