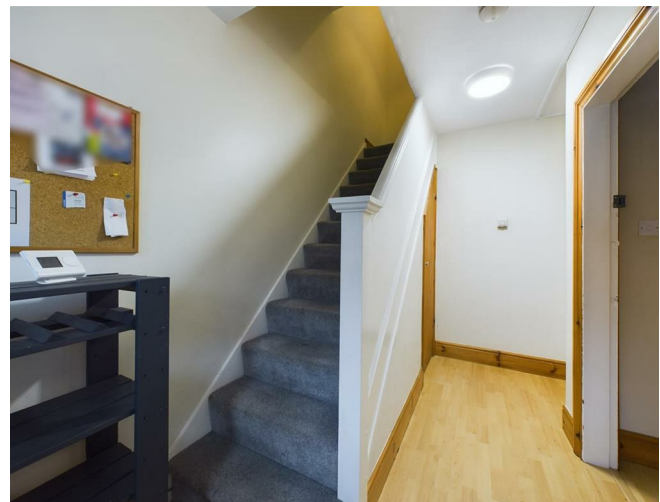


## 36, Ulster Road, Lancaster, LA1 4AH



**£200,000**

\*\*\*INCOME PRODUCING HMO STUDENT PROPERTY\*\*\* \*\*\*3 LETTINGS BEDROOMS \*\*\* 1 BATH\*\*\* \*\*\*POPULAR AREA OF BOWERHAM \*\*\* EXCELLENT LETTING HISTORY \*\*\*

Student income-producing property situated in the popular area of Bowerham and within walking distance to the city centre with all of the amenities Lancaster offers, including gyms, pubs, clubs, shops, eateries, and health services. Well presented throughout, this property has a good letting history and is a great property to add to your portfolio.

This property is let for the next 2024/2025 academic year at 2 x £123 x 48 (per person per week) and for the slightly smaller bedroom 1 x 118 x 48 offering an annual gross income of £17,472.

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).

### Vestibule

Tiled floor, door to the hallway.

### Hallway



Stairs to the first floor, laminate floor, radiator, understairs storage cupboard housing meters.

### Lounge



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

### Dining Room



Double-glazed window to the rear, table and chairs, laminate floor, radiator.

### Kitchen



Double-glazed window to the rear, range of matching wall and base units, cupboard housing the combi boiler, fridge/freezer, washing machine, four ring gas hob and extractor hood, electric oven, stainless steel sink, tile floor, radiator double-glazed door to the garden.

### First Floor Landing

### Bedroom One



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

### Bedroom Two



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

### Bedroom Three



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

### Bathroom



Double-glazed frosted window to the rear, panelled bath with thermostatic shower, wash hand basin, tiled floor, W.C

### Outside

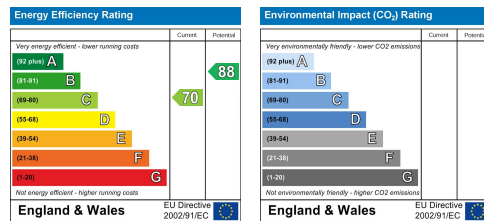
Enclosed rear garden with gate to access road, raised flower beds, patio area and brick storage shed.

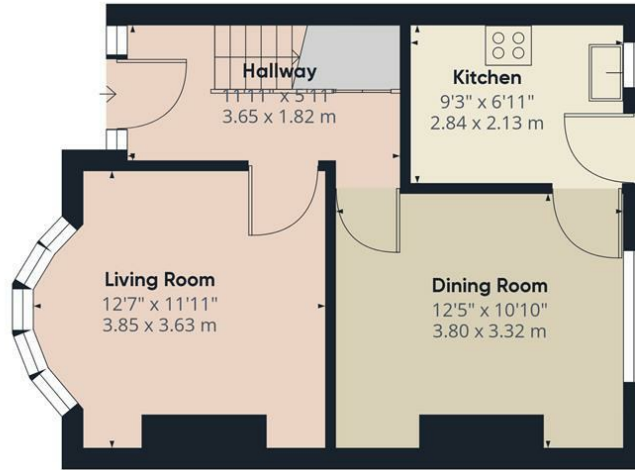
### Useful Information & Income

Tenure Freehold  
Council Tax Band (B ) £1756.26

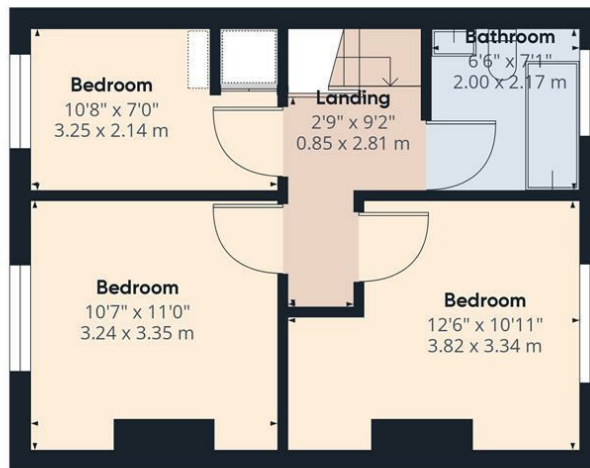
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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

786.2 ft<sup>2</sup>  
73.04 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360