

## 38 Hope Street, Lancaster, LA1 3BQ



**£230,000**



\*\*\*INCOME PRODUCING  
STUDENT INVESTMENT  
PROPERTY\*\*\* \*\*\*4 BEDROOMS  
\*\*\* 2 SHOWER ROOMS\*\*\* \*\*\*NO  
CHAIN\*\*\* \*\*\* LET FOR THIS  
ACADEMIC YEAR 2024/2025\*\*\*  
\*\*\*ANNUAL GROSS INCOME  
£25,376\*\*\* GOOD LETTING  
HISTORY \*\*\*

Mighty House are pleased to present to you an excellent investment opportunity in the popular student area of Primrose, South Lancaster.

The property is easily within walking distance of Lancaster City Centre and all of its amenities. The University of Cumbria is a 2-minute walk away and a bus link to Lancaster University is just 3 minutes from the property.

Convenience stores and takeaways are also within close proximity.

The property is let for this 2024/2025 academic year at 4 x £122.00 PPW x 52 (per person per week) offering an annual gross income of £25,376.

.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).

### Entrance Hallway

Door to the lounge.

### Lounge



Double-glazed window to the front, stairs to the first floor & lower floor, carpeted floor, radiator.

### Bedroom One



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

### Kitchen/Diner



Steps down to the kitchen diner with a double-glazed window to the rear, range of matching wall and base units, free-standing electric cooker, table & chairs, double-glazed door to the yard, stainless steel sink, washing machine, fridge/freezer, combi boiler, vinyl floor, radiator.

### Storage Room



Tumble dryer, freezer, bike storage, gas & electric meters.

### First Floor Landing

Stairs to the second floor.

### Bedroom Two

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

### Shower Room 1



Double-glazed frosted window, shower cubicle with Triton electric shower, wash hand basin, vinyl floor, radiator, W.C.

### Shower Room 2



Shower cubicle with Triton electric shower, wash hand basin, radiator, vinyl floor, extractor fan, W.C.

### Second Floor Landing

### Bedroom Three



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

### Bedroom Four



Double-glazed velux window, carpeted floor, radiator.

### Rear Yard

Patio area and gate to access road.

### Investment Information

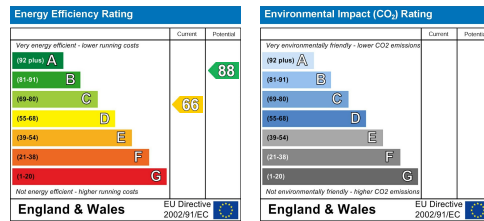
Tenure Freehold  
Council Tax Band (A ) £1505.37

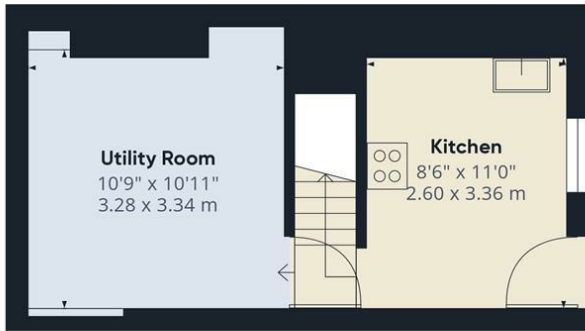
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**GOOD LETTING HISTORY**

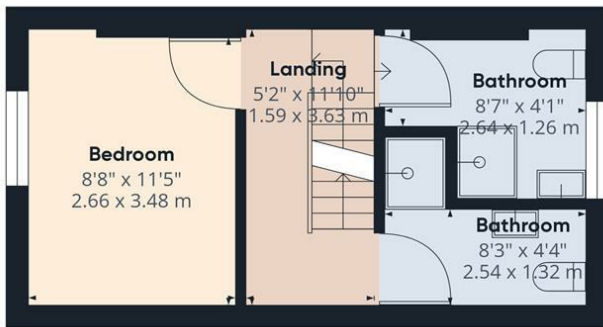




Ground Floor



Floor 1



Floor 2



Floor 3

Approximate total area\*

955.08 ft<sup>2</sup>  
88.73 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.

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