

# 46 Avondale Road, Lancaster, LA1 4BY







£199,950



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\*\*\* INCOME-PRODUCING STUDENT HMO\*\*\* \*\*\*PERFECT LOCATION\*\*\* LET TO 3 STUDENTS FOR THIS 2024/2025 ACADEMIC YEAR \*\*\*\* GREAT INVESTMENT \*\*\* CLOSE TO CITY CENTRE \*\*\* EXCELLENT LOCAL AMENITIES \*\*\* GOOD LETTING HISTORY \*\*\*

Wonderful opportunity to purchase an income-producing investment property located within easy reach of Lancaster city centre, bus links to universities and all of its amenities.

Mid-terraced property set over three floors and located in the ever-popular Bowerham area of Lancaster and is within easy reach of both Lancaster University (by bus) and The University of Cumbria. The city centre is also just an 8-10 minute walk away with good amenities and a great choice of bars and restaurants.

The property is let for this 2024/2025 academic year at 3 x £121 PPW x 50 (per person per week) offering an annual gross income of £ £18,150

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**

Laminate Floor

#### **Bedroom One**



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

# Lounge/Diner



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

#### **Kitchen**

Double-glazed window to the side, range of matching wall and base units, stainless steel sink, four-ring gas hob and extractor hood, electric oven, dishwasher, tiled floor,door to inner hallway.

#### **Inner Hallway**

Tiled floor, door to yard, fridge/freezer.

#### **Shower Room**



Double-glazed frosted window to the rear, shower cubicle with Triton electric shower, tiled floor, radiator, wash hand basin, extractor fan, W.C.

# **First Floor Landing**

Door and stairs to the second floor.

#### **Bedroom Two**



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









## **Study Room**



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

#### **Bathroom**



Double-glazed frosted window to the rear, bath with thermostatic shower, wash hand basin, heated towel rail, extractor fan, vinyl floor, built-in cupboard housing the Vaillant combi boiler and washing machine, W.C.

## **Second Floor**

#### **Bedroom Three**



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

## **Rear Yard**

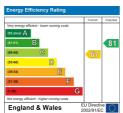
Patio area, water tap, gate to access road.

### **Investment & Useful Information**

Tenure Freehold Council Tax Band (A) £1505.37 The property is let for this 2024/2025 academic year at 3 x £121 PPW x 50 (per person per week) offering an annual gross income of £18,150

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