

46 Avondale Road, Lancaster, LA1 4BY



£175,000

*** INCOME-PRODUCING
STUDENT HMO*** ***PERFECT
LOCATION*** LET TO 3
STUDENTS FOR THIS 2025/2026
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.

Let for 2025/2026 academic year at
3 x £128.38 PPW x 48 weeks
offering an annual gross income of
£18,486

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

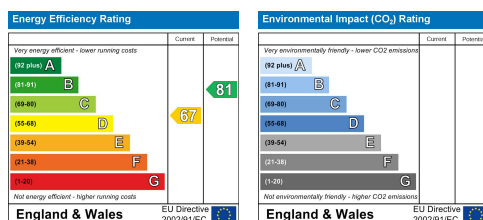
Tenure Freehold

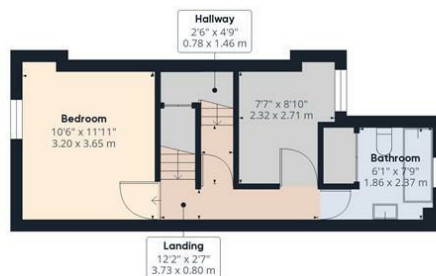
Council Tax Band (A) £1505.37

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Approximate total area[®]

869.4 ft²

80.77 m²

Reduced headroom

20.02 ft²

1.86 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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