

89 Bowerham Road, Bowerham, Lancaster, LA1 4HJ



£415,000



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Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

***INCOME PRODUCING
STUDENT HMO *** 6 LETTINGS
BEDROOMS *** 6 EN-SUITES
***WC *** POPULAR STUDENT
AREA OF BOWERHAM ***
EXCELLENT LETTING HISTORY
*** GREAT LOCATION *** WELL
PRESENTED THROUGHOUT ***

Mighty House is pleased to present to you an excellent investment opportunity in the popular student area of Bowerham South Lancaster.

The property is easily within walking distance of Lancaster City Centre and all of its amenities, with good bus routes to the universities.

With an excellent track record of letting history, this is a future-proof investment, that will continue to let well for years to come.

This property is let for the next academic year 2024/2025 academic year at 6 X £135 PPW X 48 (per person per week) offering an annual gross income of £38,880.

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).

*This property currently has a valid HMO license in place granted by the local authority (a new owner will have to apply for their own license upon completion).

A current landlord's gas safety certificates are in place along with EICR (electrical installation condition reports).

Entrance Hallway



Laminate floor, radiator, stairs to the first floor.

Bedroom One



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

En- Suite Shower Room



Shower cubicle with thermostatic shower, wash hand basin, heated towel rail laminate floor, extractor fan, W.C.

Lounge



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

Kitchen/Diner



Double-glazed windows to the side, range of matching wall and base units, breakfast bar, electric oven and hob, extractor hood, stainless steel sink, washing machine, fridge/freezer, cupboard housing Ideal combi boiler, storage cupboard housing water cylinder, door to rear yard and door to cloakroom, steps up to bedroom two.

Cloakroom

Laminate floor, wash hand basin, W.C.

Bedroom Two



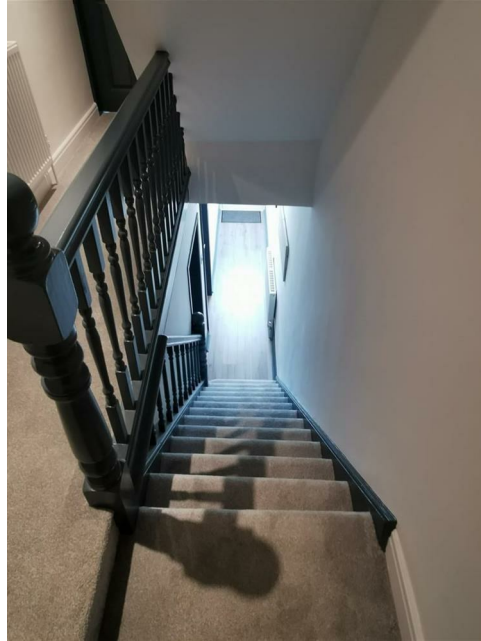
Double-glazed window to the side, carpeted floor, radiator.

En- Suite Shower Room



Shower cubicle with thermostatic shower, wash hand basin, heated towel rail laminate floor, extractor fan, W.C.

First Floor Landing



Stairs to the second floor.

Bedroom Three



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

En- Suite Shower Room

Shower cubicle with thermostatic shower, wash hand basin, heated towel rail laminate floor, extractor fan, W.C.

Bedroom Four



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

En- Suite Shower Room

Shower cubicle with thermostatic shower, wash hand basin, heated towel rail laminate floor, extractor fan, W.C.

Bedroom Five



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

En- Suite Shower Room



Shower cubicle with thermostatic shower, wash hand basin, heated towel rail laminate floor, extractor fan, W.C.

Second Floor Landing

Bedroom Six



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

En- Suite Shower Room

Shower cubicle with thermostatic shower, wash hand basin, heated towel rail laminate floor, extractor fan, W.C.

Yard

Patio area and gate to access road.

Useful & Investment Information

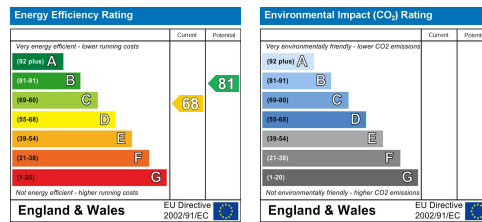
Tenure Freehold
 Council Tax Band (C) £2007.16
 Ground floor extension to the rear.
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Approximate total area⁽¹⁾

1448.07 ft²
134.53 m²

Reduced headroom

47.47 ft²
4.41 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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