MightyHouse
Property Know-how.

www.mightyhouse.co.uk

19 Cheltenham Road, Lancaster, Lancashire, LA1 4SZ

£325,000

The Property Ombudsman

Head Office: 83 Bowerham Road Lancaster LA1 4AQ

T 01524 548888 E enquiries@mightyhouse.co.uk W www.mightyhouse.co.uk

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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

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***INCOME PRODUCING STUDENT HMO *** 5 LETTINGS BEDROOMS *** 5 EN-SUITES ***2 BEDROOMS WITH KITCHENETTES *** POPULAR STUDENT AREA *** 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 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 this academic year 2024/2025 academic year at 5 X £135 PPW X 48 (per person per week) offering an annual gross income of £32,400.

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 window to the side, range of matching wall and base units, breakfast bar, electric hob and extractor hood, integrated oven and grill, stainless steel sink, washing machine, fridge/freezer, understairs storage cupboard, door to rear yard, laminate floor, radiator.

Inner Hallway

Cupboard housing Ideal combi boiler, tiled floor, door to Cloakroom.

Cloakroom

Double-glazed window to the side, wash hand basin, tiled floor, W.C.

First Floor Landing

Radiator, stairs to the second floor.

Bedroom Two

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 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 front, kitchenette with integrated sink, microwave, fridge and under sink storage space, 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 Five

Double-glazed window to the rear, kitchenette with integrated sink, microwave, fridge and under sink storage space, 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.

Investment & Useful Information

Tenure Freehold
Council Tax Band (B) £1756.26
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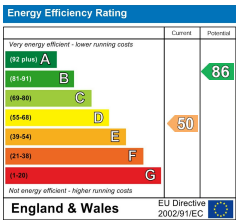
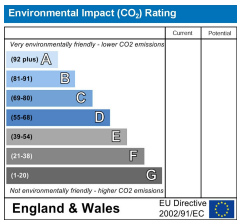

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
50
86
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC

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Ground Floor

Floor 1

Floor 2

Approximate total area[1]

1201.25 ft²

111.6 m²

Reduced headroom

50.59 ft²

4.7 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.

GIRAFFE360

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