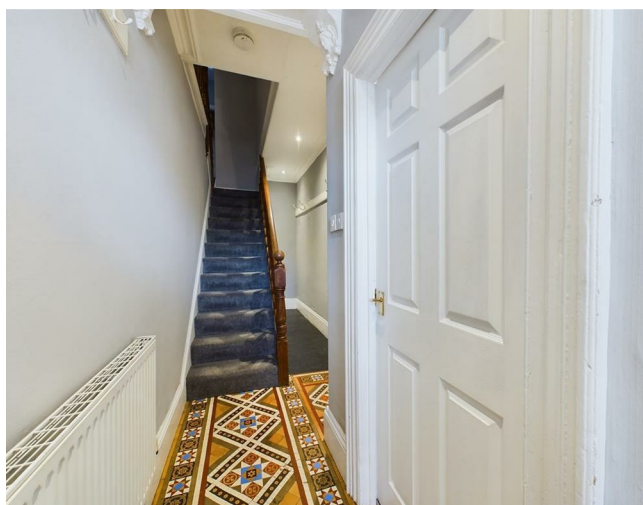


4,, Lindow Street, Lancaster, LA1 1SB



£415,000

***INCOME PRODUCING HMO
 STUDENT PROPERTY*** **6
 LETTINGS BEDROOMS *** 2
 SHOWER ROOMS** ONE EN-
 SUITE SHOWER ROOM*** HEART
 OF THE CITY CENTRE ***
 EXCELLENT LETTING HISTORY
 *** IMMACULATE THROUGHOUT **

Imposing Income-Producing Student
 Property in the Heart of Lancaster
 City Centre

This impressive student property is
 ideally situated in the heart of
 Lancaster city centre, making it a
 highly sought-after location for
 students.

Immaculate throughout, the property
 boasts an excellent letting history,
 ensuring a reliable and profitable
 investment.

The property is within walking
 distance of all the amenities
 Lancaster has to offer, including
 gyms, pubs, clubs, shops, eateries,
 and health services, ensuring
 convenience and an attractive
 lifestyle for its residents.

This property is let for this
 2024/2025 academic year at 5 x
 £135 PPW X & 1 X 145 per week for
 the en-suite room x 48 (per person
 per week) offering an annual gross
 income of £39,360.

Water, TV license and internet
 included.

Utility allowance £15.00 per person
 per week.

This property is also let for the next
 2025/2026 academic year at 5 x
 £135 PPW X & 1 X 145 per week for
 the en-suite room x 48 (per person
 per week) offering an annual gross
 income of £39,360.

Water, TV license and internet
 included.

Utility allowance £15.00 per person

per week.

There is also another room which is
 currently used as a store room, but
 has plumbing for a bathroom suite
 with an electric shower.

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).

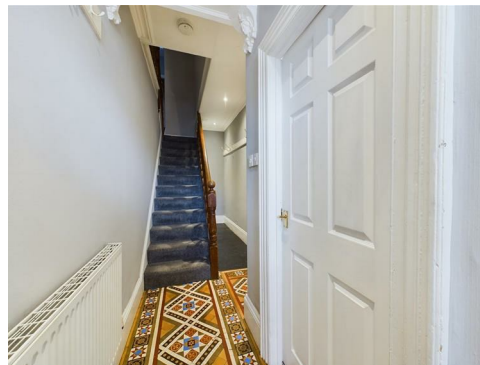
*This property currently has a valid
 HMO license in place granted by the
 local authority (a new owner will
 have to apply for their own license
 upon completion).

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

Entrance Vestibule

Tiled floor, door to the hallway.

Hallway



Tiled floor, radiator, stairs to the first
 floor.

Bedroom One



Double-glazed bay window to the
 front, ornate cast iron fireplace with
 wood surround, carpeted floor,
 radiator.

Lounge



Built-in cabinets, laminate floor,
 radiator and door to the kitchen.

Kitchen/Diner



Double-glazed windows to the side
 and rear, a range of matching wall
 and base units, breakfast bar,
 stainless steel sink, dishwasher,
 fridge/freezers, free-standing gas
 cooker, double-glazed door to the
 yard, laminate floor, radiator, door to
 the cellar.

Cellar



Double-glazed window to the front, excellent head height, washing machine and dryer, radiator, gas & electric meters, table and chairs.

First Floor Landing



Split level with stairs to the second floor, radiator.

Shower Room (1)



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

Shower Room (2)



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

Bedroom Two

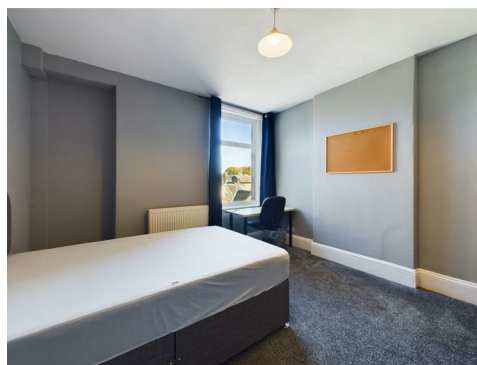
Double-glazed window to the front, carpeted floor, radiator, door to the en-suite.

En-Suite Shower Room



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

Bedroom Three



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

Second Floor Landing

Double-glazed window to the rear.

Bedroom Four



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

Bedroom Five



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

Bedroom Six



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

Yard

Patio area and gate to access road.

Useful & Investment Information

Tenure Freehold

Council Tax Band (D) £2258.05

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Water, TV license and internet included.

Utility allowance £15.00 per person per week.

This property is also let for the next 2025/2026 academic year at 5 x £135 PPW X & 1 X 145 per week for the en-suite room x 48 (per person per week) offering an annual gross income of £39,360.

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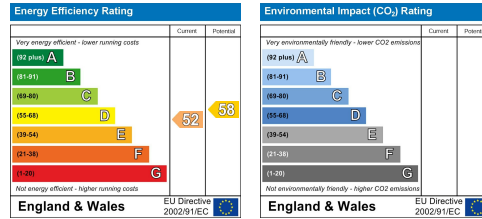
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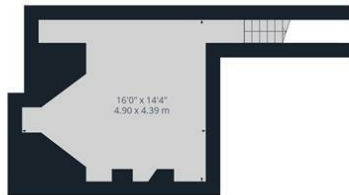
*This property currently has a valid HMO license in place granted by the local authority (a new owner will have to apply for their own license upon completion).

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

Potential Bathroom/ Currently A Store Room

Currently used as a store room, but has plumbing for a bathroom suite with an electric shower.





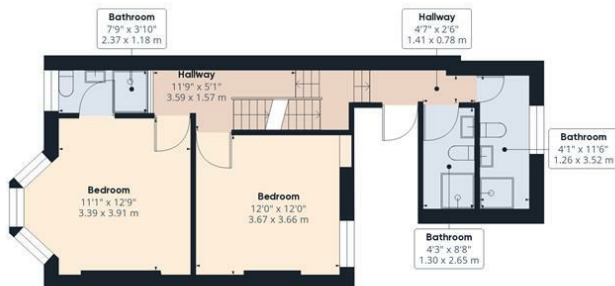
Floor -1



Ground Floor

Approximate total area⁽¹⁾

1624.7 ft²
150.94 m²



Floor 1



Floor 2

(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.

GIRAFFE360