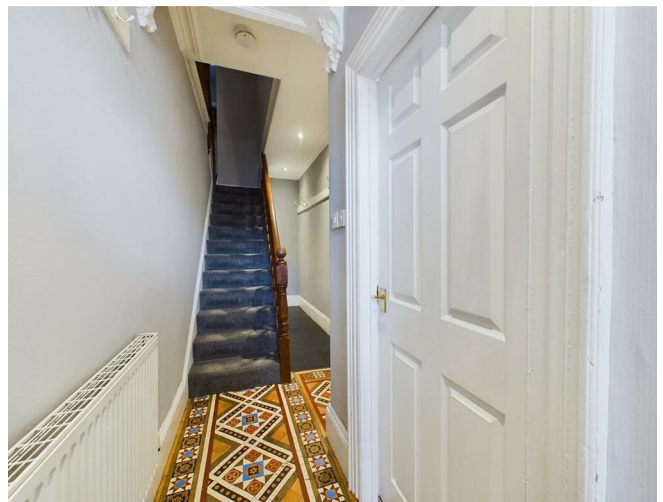


4,, Lindow Street, Lancaster, LA1 1SB



£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).

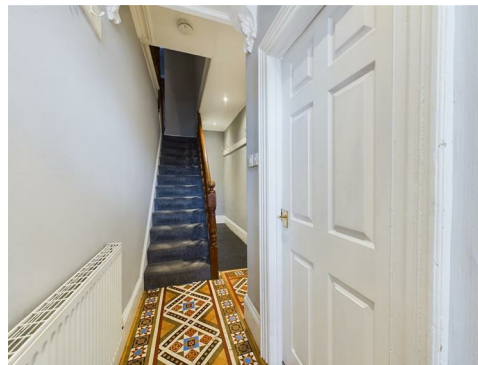
*This property currently has a valid
HMO license in place granted by the
local authority (a new owner will
have to apply for their own license
upon completion).

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

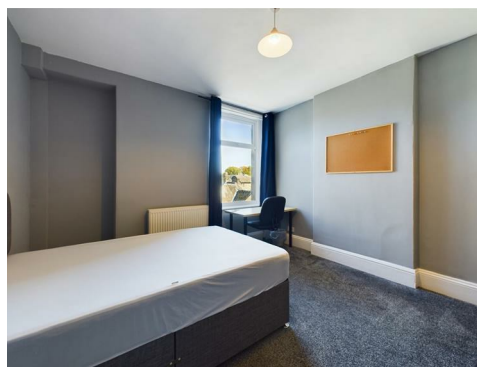
Double-glazed window to the front, carpeted floor, radiator, door to the en-suite.

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

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.

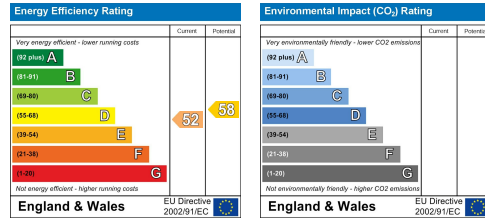
The property is sold with furniture and white goods included in the sale with the exception of the tenant's personal belongings (such as any furniture they may have brought to the property).

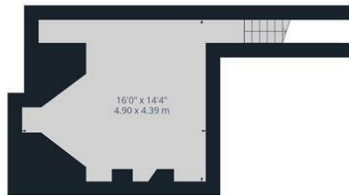
*This property currently has a valid HMO license in place granted by the local authority (a new owner will have to apply for their own license upon completion).

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

Potential Bathroom/ Currently A Store Room

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





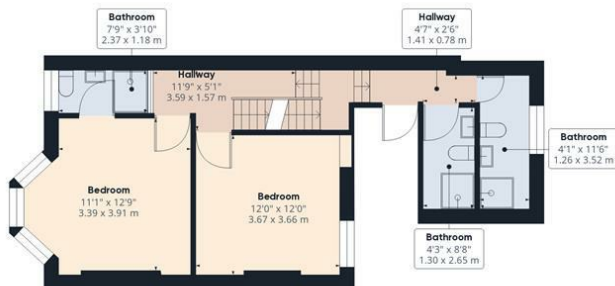
Floor -1



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