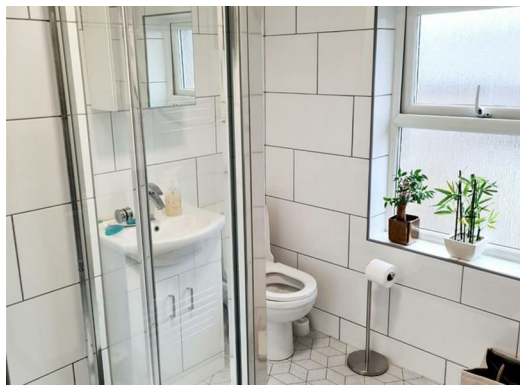




7 St. Oswald Street  
Lancaster, LA1 3AS

House - Mid Terrace

Price Guide

£325,000

# 7 St. Oswald Street Lancaster, LA1

House - Mid Terrace

**MIGHTYHOUSE**  
ESTATES

## Overview

- NO CHAIN
- FIVE BEDROOMS
- WITHIN WALKING DISTANCE TO THE CITY CENTRE
- TEN MINUTE WALK INTO THE CITY CENTRE
- FUTURE PROOF INVESTMENT
- INCOME PRODUCING LICENSED STUDENT HMO
- TWO BATHROOMS
- ALSO LET FOR THE 2024/2025 ACADEMIC YEAR
- EXCELLENT LETTING HISTORY
- GREAT LOCATION

## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

**01524 548888**

Email: [sales@mightyhouse.co.uk](mailto:sales@mightyhouse.co.uk)



### Entrance Vestibule

Door to hallway.

### Hallway

Stairs to the first floor, laminate floor, radiator.

### Bedroom One

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

### Lounge

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

### Kitchen/Diner

Double-glazed window to side, range of matching wall and base units, washing machine, stainless steel sink, four plates electric hob and oven, extractor hood, Vaillant combi boiler, laminate floor, radiator, door to the cellar, table and chairs, double-glazed door to the yard.

### Cellar

Double-glazed window to front, power and light, gas and electric meters.

### First Floor

Stairs to the second floor.

### Bathroom

Double-glazed frosted window to rear, panelled bath with thermostatic shower, vanity unit with inset wash hand basin, extractor fan, heated towel rail, vinyl floor, W.C.

### Bedroom Two

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

### Bedroom Three

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

### Second Floor Landing

Access to the loft.

### Bedroom Four

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

### Bedroom Five

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

### Shower Room

Double-glazed frosted window to the rear, shower

cubicle with electric shower, vanity unit with inset wash hand basin, heated towel rail, vinyl floor., extractor fan, W.C.

### Rear Yard

Patio area, gate to access road.

### Useful Information

Tenure Freehold

Council Tax Band (B ) £1756.26

This property has the possibility of being sold as part of a portfolio with three other properties which offer some unique advantages for potential buyers. This portfolio will appeal to investors looking to diversify their holdings and spread risk across multiple assets. It also provides an opportunity for buyers to acquire a ready-made investment portfolio with the potential for rental income or future appreciation.

### Investment Information

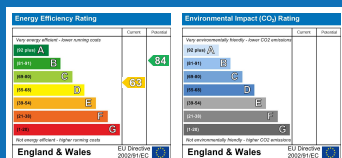
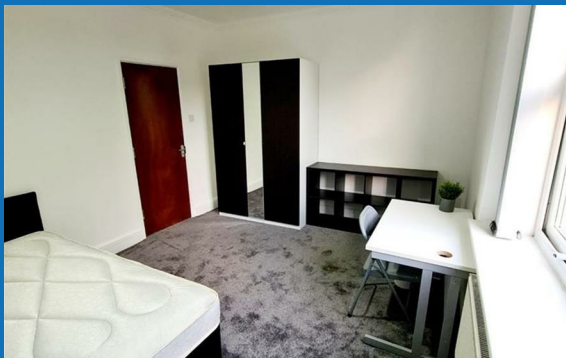
The property rests within walking distance of all of the amenities Lancaster has to offer including gyms, pubs, clubs, shops, eateries, and health services.

The property is also let for the next 2024/2025 academic year at 5 x £130 PPW x 48 (per person per week) offering an annual gross income of £31,200.

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).



Lancaster Office: 53A Market Street, Lancaster, Lancashire, LA1 1JG

Phone: 01524 548888

[www.mightyhouse.co.uk](http://www.mightyhouse.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.