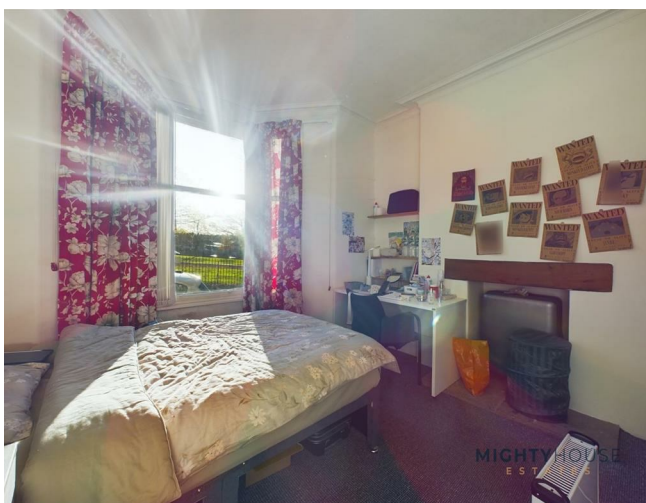


## 43, St. Oswald Street, Lancaster, LA1 3AS



**£270,000**



Head Office: 83 Bowerham Road Lancaster LA1 4AQ  
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\*\*\*INCOME PRODUCING HMO STUDENT PROPERTY\*\*\* \*\*\*4 LETTING BEDROOMS \*\*\* 1 BATH\*\*\* 1 EN-SUITE SHOWER ROOM \*\*\*CLOSE TO THE CITY CENTRE \*\*\* GOOD LETTING HISTORY \*\*\*

Character income-producing property situated close to the city centre with all of the amenities Lancaster has to offer including gyms, pubs, clubs, shops, eateries, and health services.

This property is let for this 2024/2025 academic year at 3 x £120 x 48 & 1 X £135 for the en-suite room (per person per week) offering an annual gross income of £23,760.

The property is also let for the 2025/2026 academic year at 3 x £120 x 48 & 1 X £135 for the en-suite room (per person per week) offering an annual gross income of £23,760.

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).

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

### Entrance Vestibule

Door to the hallway.

### Hallway



Tiled floor, stairs to the first floor.

### Bedroom One



Bay window to the front, fireplace, carpeted floor, radiator.

### Lounge



Built-in storage cupboards, carpeted floor, radiator.

### Kitchen/Diner



Window to the rear, range of matching all and base units, stainless steel sink, four ring gas hob and extractor hood, electric oven, fridge/freezer, washing machine and dryer, radiator, tiled floor, door to the cellar, table and chairs, door to the yard.

### Cellar

Window to the front, gas & electric meters, consumer unit and storage room.

### First Floor Landing

Stairs to the second floor.

### Bathroom



Double-glazed frosted window to the rear, bath with thermostatic shower, linen cupboard housing the combi boiler, vinyl floor, radiator, W.C.

**Bedroom Two**



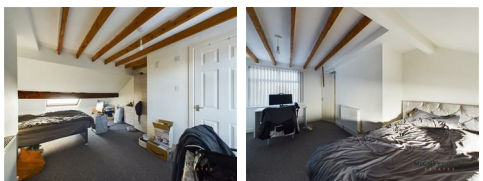
Secondary glazed window to the rear, cabinet with inset wash hand basin, carpeted floor, radiator.

**Bedroom Three**



Bay window to the front, built-in wardrobe, carpeted floor, radiator.

**Bedroom Four**



Window to the rear and velux window, carpeted floor, radiator, door to the en-suite.

**En-Suite Shower Room**



Shower cubicle with Triton electric shower, vanity unit with inset wash hand basin, vinyl floor extractor fan, W.C.

**Rear Yard**

Gate to access road

**Investment Information**

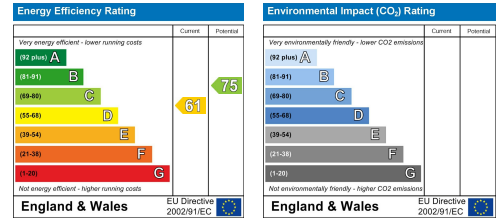
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Tenure Freehold  
Council Tax Band (A) £1505.37





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