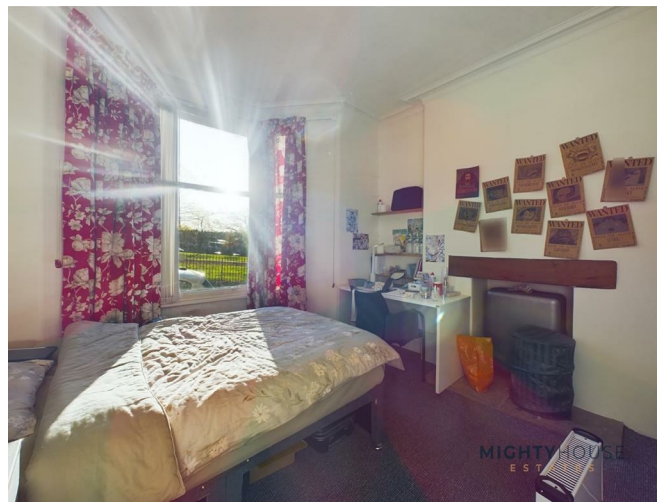
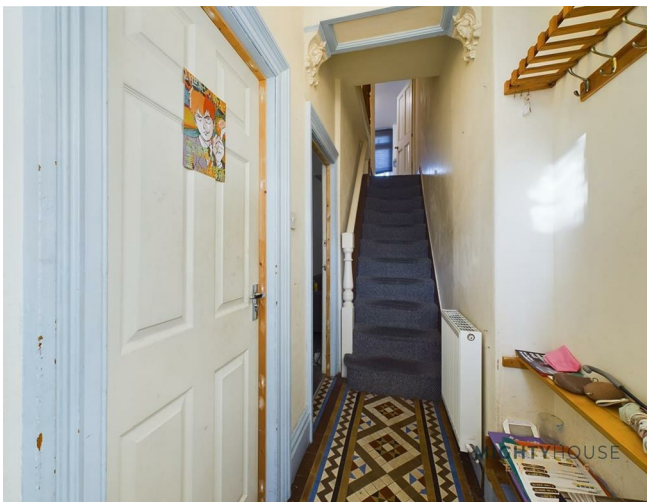


## 43, St. Oswald Street, Lancaster, LA1 3AS



**£260,000**



**INVESTMENT OPPORTUNITY –  
INCOME-PRODUCING STUDENT  
HMO**

Fully Let for 2024/25 & 2025/26  
Academic Years

4 Letting Bedrooms | 2 Bathrooms  
(1 En-suite) | Central Lancaster  
Location

This well-maintained, characterful  
HMO is ideally located just a short  
walk from Lancaster city centre and  
its wide range of shops, bars, gyms,  
restaurants, and transport links.

Let for the current 2024/2025  
academic year, the property  
achieves an annual gross income of  
£23,760, broken down as:

3 x rooms at £120 per week

1 x en-suite room at £135 per week  
(All on 48-week contracts)

It is also fully let for the 2025/2026  
academic year at the same rental  
rates, offering immediate and  
continued return on investment.

Furniture and white goods are  
included in the sale, excluding  
tenant-owned personal items.

Up-to-date compliance  
documentation includes:

Landlord's Gas Safety Certificate

EICR (Electrical Installation  
Condition Report)

**Key Features:**

Strong letting history

Close to Lancaster University bus  
routes

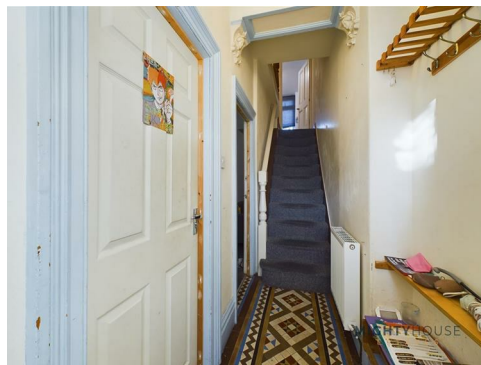
Excellent central location

Popular with students year after year

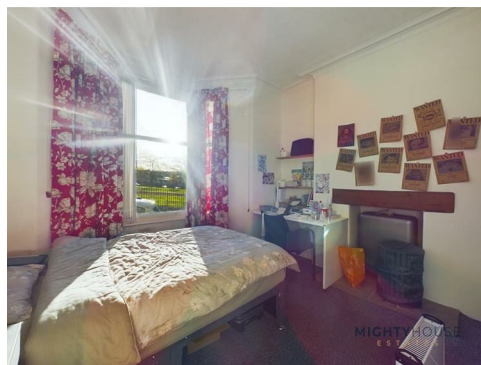
Ideal for investors seeking a hassle-  
free student let with strong yields  
and reliable occupancy.

**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**

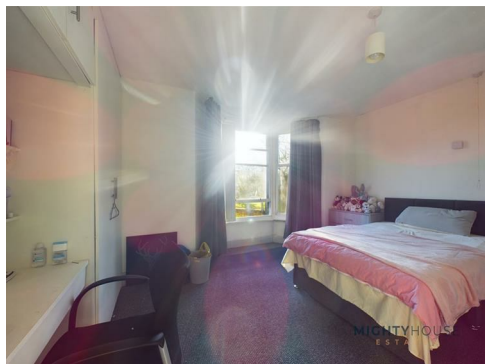
Stairs to the second floor.

## 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



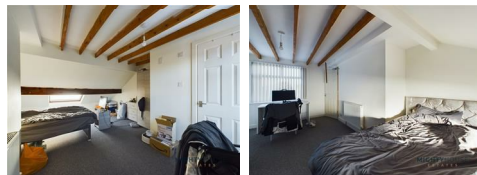
Secondary glazed window to the rear, cabinet with inset wash hand basin, carpeted floor, radiator.

## 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

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).

Tenure Freehold

Council Tax Band (A) £1505.37

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
England & Wales		England & Wales	

