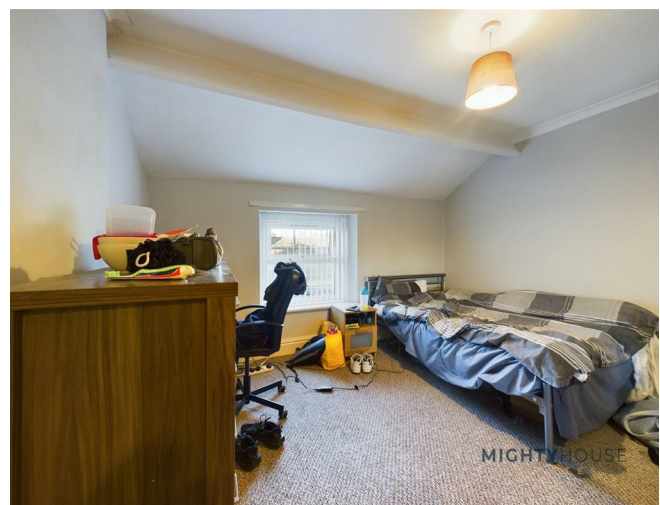


12 Vine Street, Lancaster, LA1 4UF



£230,000



Head Office: 83 Bowerham Road Lancaster LA1 4AQ
T 01524 548888 E enquiries@mightyhouse.co.uk W www.mightyhouse.co.uk



Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

INCOME PRODUCING HMO STUDENT PROPERTY **4 LETTING BEDROOMS *** 2 SHOWER ROOMS ***CLOSE TO THE CITY CENTRE *** WELL PRESENTED *** GREAT LOCATION FOR STUDENTS ***

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. Well presented throughout, this property is very well presented and offers excellent accommodation for students and is only a few minutes walk to the city centre.

This property is let for this 2024/2025 academic year at 4 x £124 x 48 (per person per week) offering an annual gross income of £23,808

The property is also let for the 2025/2026 academic year at 4 x £124 x 48 (per person per week) offering an annual gross income of £23,808

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 Hallway

Stairs to the first floor, laminate floor.

Bedroom One

Double-glazed window to the front, built-in cupboard housing the consumer unit, carpeted floor, radiator.

Lounge/Diner



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

Kitchen



Double-glazed window to the rear, range of matching wall and base units, fridge/freezer, washing dryer, stainless steel sink, four-ring gas hob and extractor hood, electric oven, radiator, vinyl floor, door to the yard.

First Floor Landing

Stairs to the second floor, a cupboard housing the washing machine and combi boiler.

Bedroom Two



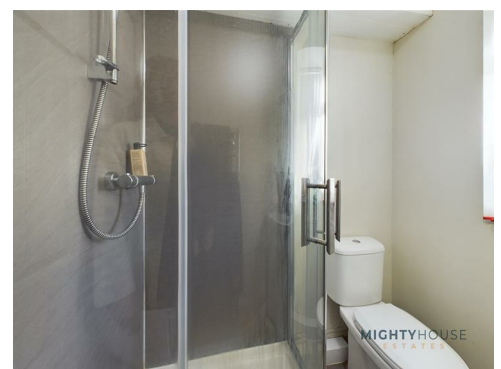
Double-glazed window to the front, carpeted floor, radiator.

Shower Room One



Double-glazed frosted window to the rear, shower cubicle with thermostatic shower, wash hand basin, heated towel rail, vinyl floor, extractor fan, W.C.

Shower Room Two

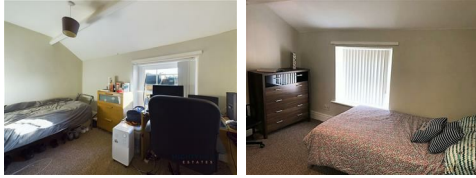


Double-glazed frosted window to the rear, shower cubicle with Mira electric shower, wash hand basin,

heated towel rail, vinyl floor, extractor fan, W.C.

Second Floor Landing

Bedroom Three



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

Bedroom Four



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

Yard



Gate to access road.

Investment Information

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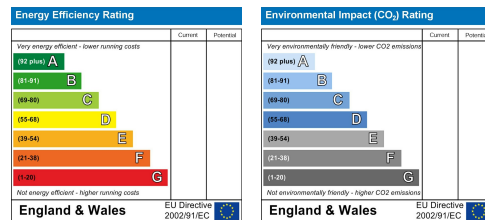
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Tenure Freehold

Council Tax Band (B) £1756.26





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