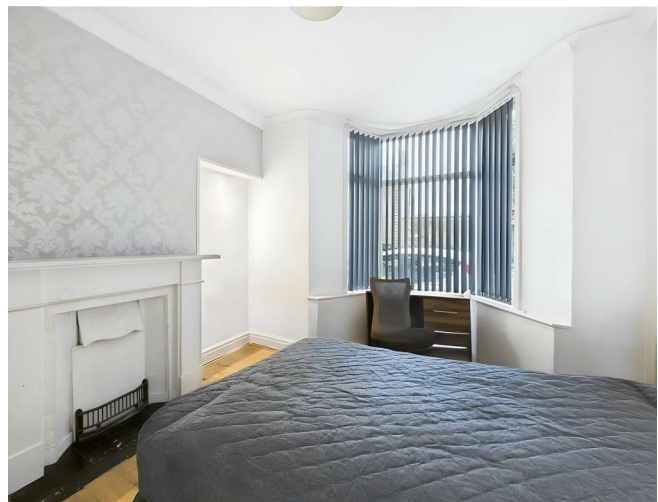
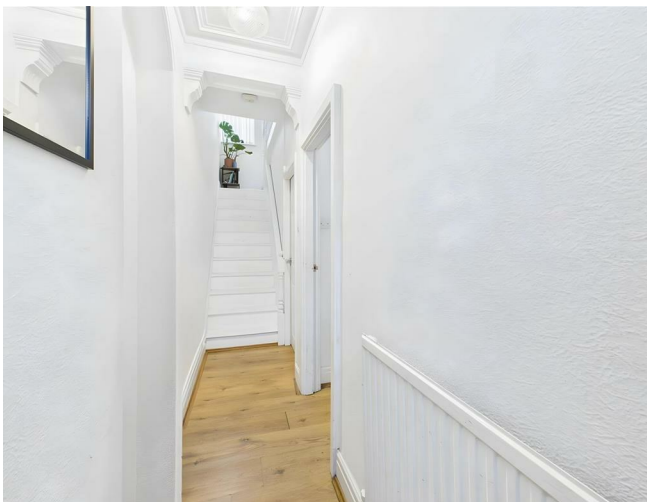


## 29 Lune Street, Lancaster, LA1 2AJ



**£220,000**

\*\*\*INCOME PRODUCING HMO STUDENT PROPERTY\*\*\* \*\*4 LETTING BEDROOMS \*\*\* BATHROOM WITH A SHOWER CUBICLE & BATH \*\*\*CLOSE TO THE CITY CENTRE \*\*\* WELL PRESENTED \*\*\* GREAT LOCATION FOR STUDENTS \*\*\* MIGHT BE OF INTEREST FOR PARENTS WHO HAVE STUDENTS GOING TO UNIVERSITY \*\*\* EXCELLENT PROPERTY FOR INVESTORS TO ADD TO THEIR PORTFOLIO \*\*\*

Income-Generating HMO Property  
Near Lancaster City Centre

This well-presented investment property is ideally situated just a short walk from Lancaster city centre, offering easy access to all the amenities the area has to offer. From gyms, pubs, clubs, and shops to a variety of eateries and essential health services, everything is within reach.

Designed for student accommodation, the property is in excellent condition throughout and provides comfortable living spaces. It is currently let for the 2024/2025 academic year at £120 per person, per week (for three tenants over 48 weeks), generating a strong annual gross income of £17,280. With the fourth room let, the property would generate £23,040 gross income per annum.

For the 2025/2026 academic year, the property is not yet let, presenting a fantastic opportunity for investors or parents looking to secure quality accommodation for their children attending university in Lancaster.

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, radiator, laminate floor.

### Bedroom One



Double-glazed bay window to the front, fireplace, laminate floor, radiator.

### Lounge/Diner



Double-glazed window to the rear, fireplace, built in cupboards, laminate floor, radiator.

### Utility Area

Washing machine and dryer, door to the cellar.

### Kitchen



Double-glazed window to the side, range of matching wall and base units with complimentary work surfaces, Range cooker with a six ring gas hob and extractor hood, two electric ovens, stainless steel sink, wood floor, door to the yard.

### Cellar

Window, consumer unit, gas meter and storage rooms.

### First Floor Landing

Double-glazed window to the rear, laminate floor, stairs to the second floor.

### Bedroom Two



Double-glazed window to the rear, carpeted floor, radiator, storage recess and hanging space.

### Bathroom



Double-glazed window to the rear, vanity unit with inset wash hand basin, bath, shower cubicle with Mira electric shower, heated towel rail, vinyl floor, W.C.

### Second Floor Landing

Double-glazed velux window, walk in storage cupboard, access to the loft.



## Bedroom Three



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

## Bedroom Four



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

## Rear Yard



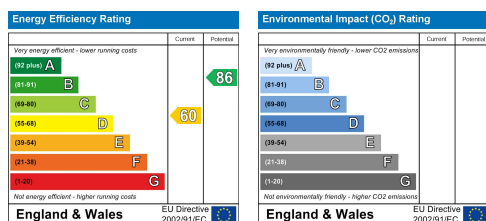
Astro turf patio area, gate to access road.

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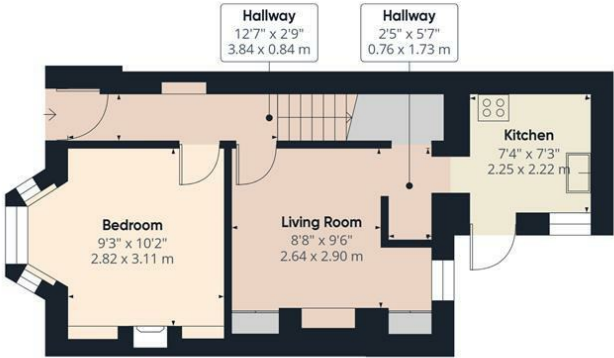
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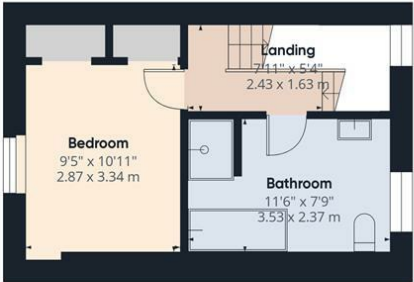


## Investment & Useful Information

No Chain  
Tenure Freehold  
Council Tax Band (A) £1505.37  
Good Letting History  
Designed for student accommodation, the property is in excellent condition throughout and provides comfortable living spaces. It is currently let for the 2024/2025 academic year at £120 per person, per week (for three tenants over 48 weeks), generating a strong annual gross income of £17,280. With the fourth room let, the property would



Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

848.2 ft<sup>2</sup>  
78.8 m<sup>2</sup>

(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



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