

29 Cavendish Street
Lancaster, LA1 5QA

House - Mid Terrace

Asking Price

£190,000

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MIGHTYHOUSE
ESTATES

Overview

- Income Producing Investment
- GREAT OPPORTUNITY FOR PARENTS WHO HAVE CHILDREN ATTENDING UNIVERSITY
- Conforms To Article 4
- Double Glazed
- NO CHAIN
- Successful Letting History For Over 10 Years!
- Student HMO
- Potential To Create Additional Letting Bedrooms
- Gas Central Heating
- Viewing Highly Recommended

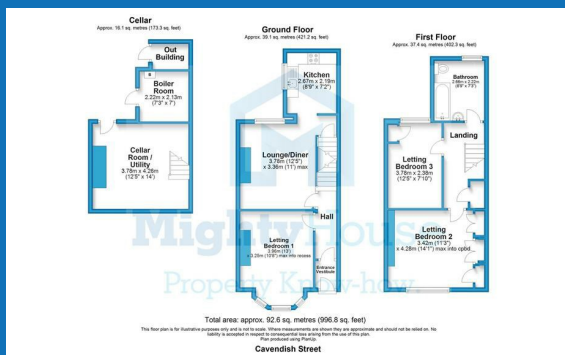
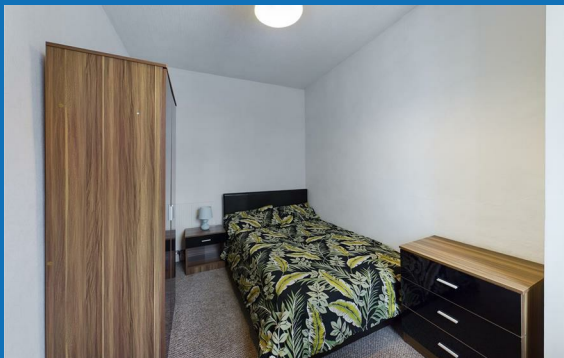
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Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

01524 548888

Email: sales@mightyhouse.co.uk



Entrance Vestibule

Tiled flooring, door to hallway

Entrance Hallway

Original coving, stairs to the first floor, carpeted flooring, radiator.

Letting Bedroom One

Double glazed bay window to front, built in cupboards, carpeted flooring, radiator.

Lounge/Diner

Double glazed window to rear, wall mounted flame effect electric fire, built in storage cupboards, carpeted flooring, radiator, door to cellar.

Kitchen

Double glazed window to side, range of matching wall and base units with complimentary work surfaces, four plate electric hob and oven, extractor hood, stainless steel sink, space for fridge/freezer, laminate flooring.

Cellar/Utility

Plumbing for washing machine and dryer, power and light, consumer unit, door to yard.

First Floor Landing

Access to loft, walk in storage cupboard, carpeted flooring.

Letting Bedroom Two

Double glazed window to front, built in wardrobes, carpeted flooring, radiator.

Letting Bedroom Three

Double glazed window to rear, built in storage cupboard, radiator, carpeted flooring.

Bathroom

Double glazed frosted window to rear, panelled bath with Triton electric shower, vanity unit with inset wash hand basin, extractor fan, vinyl flooring, radiator, W.C.

Outside

Brick built storage shed housing the Ideal gas boiler, patio area and second storage shed.

Useful Information

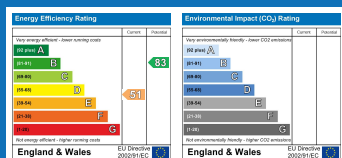
Tenure- Freehold
Council Tax Band (A) £1505.37
Water meter - No

Investment Information

The property is currently let to three students for this 2024/2025 academic year with an annual gross income of £17,107.20 (£118.80 x 3 x 48 per person per week *including bills) based on a 48 week contract.

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).



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

Phone: 01524 548888

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.