

13 Salisbury Road, Lancaster, LA1 5PQ



£265,000



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

Investment Opportunity: Five-Bedroom Income-Producing Property Set Over Three Floors

A well-presented five-bedroom property currently let to five professionals on an initial six-month contract, rolling monthly thereafter. This property boasts an outstanding letting history, having been consistently occupied for the last 20 years—ideal for investors seeking immediate income generation.

5 X £550.00 (per month per person)
X 12 offering an annual gross income of £33,000. All utilities included.

Experience urban living at its best with this property, conveniently located within walking distance of Lancaster's bustling city centre. Nature lovers will appreciate easy access to serene canal-side walks and Lancaster train station is also within walking distance, offering direct connections to London in just over two hours.

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).

*This property currently has a valid HMO license in place granted by the local authority (a new owner will have to apply for their own license upon completion).

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

Entrance Vestibule

Door to the hallway.

Hallway



Stars to the first floor, laminate floor, radiator.

Bedroom One



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

Lounge/Diner



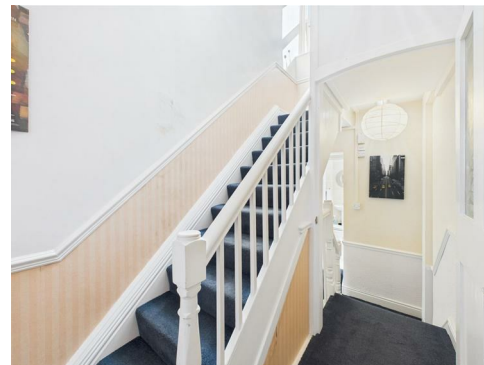
Double-glazed window to the rear, laminate floor, radiator, door to understairs storage cupboard housing the combi boiler.

Kitchen



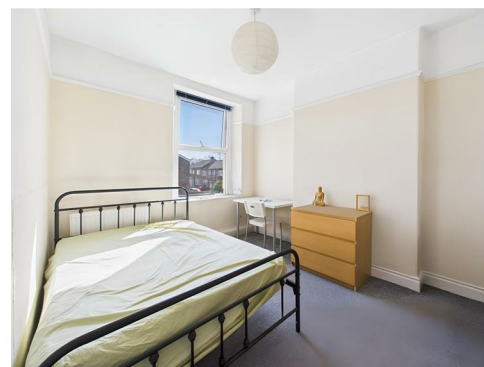
Double-glazed window to the side, range of matching wall and base units, stainless steel sink, four plates ceramic hob and extractor hood, electric oven, two fridges, washing machine, laminate floor, door to the yard.

First Floor Landing



Split level with stairs to the second floor.

Bedroom Two



Double-glazed window to the front,

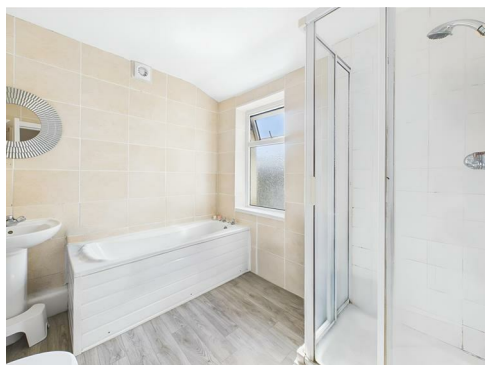
carpeted floor, radiator.
A spacious room with room for an en-suite if needed, subject to any necessary planning.

Bedroom Three



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

Bathroom



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

Second Floor Landing



Double-glazed window to the rear.

Bedroom Four



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

Bedroom Five

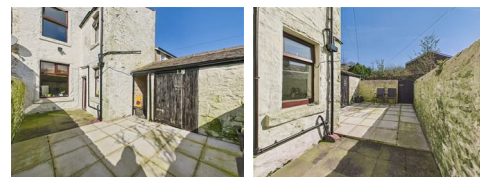


Double-glazed window to the front, carpeted floor, radiator.

W.C

Wash hand basin, laminate floor, extractor fan, W.C.

Outside



Gate to access road, two storage sheds with one housing a tumble dryer, patio area.

Investment Information

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X 12 offering an annual gross income of £33,000. All utilities included.

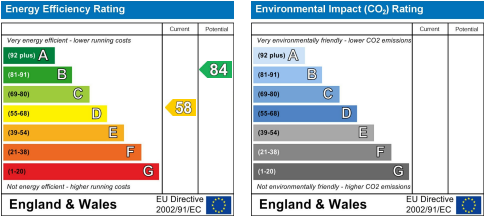
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Useful Information

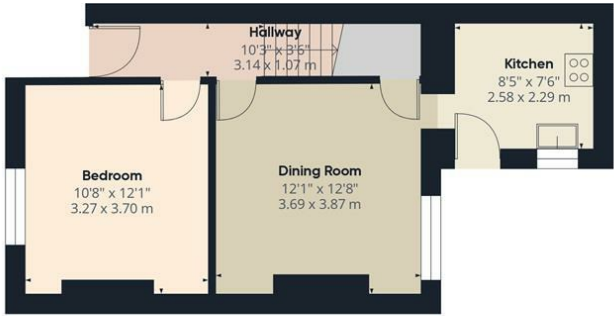
Tenure Freehold
Council Tax Band (B) £1,841.18
No Chain



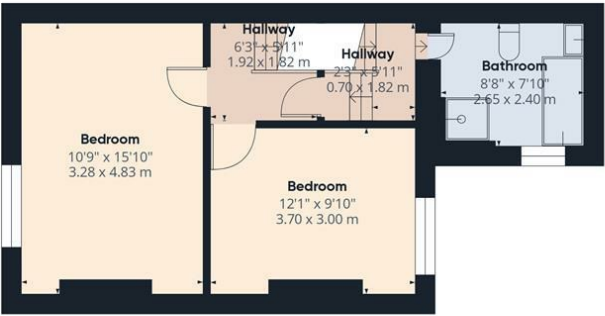
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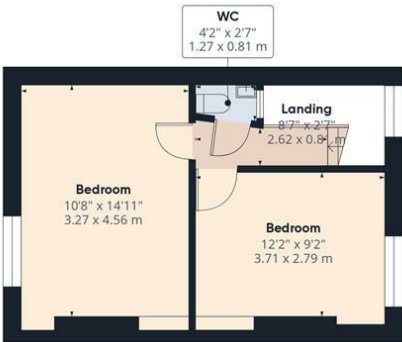
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Ground Floor



Floor 1



Floor 2

Approximate total area*

1154.01 ft²
107.21 m²

(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.

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