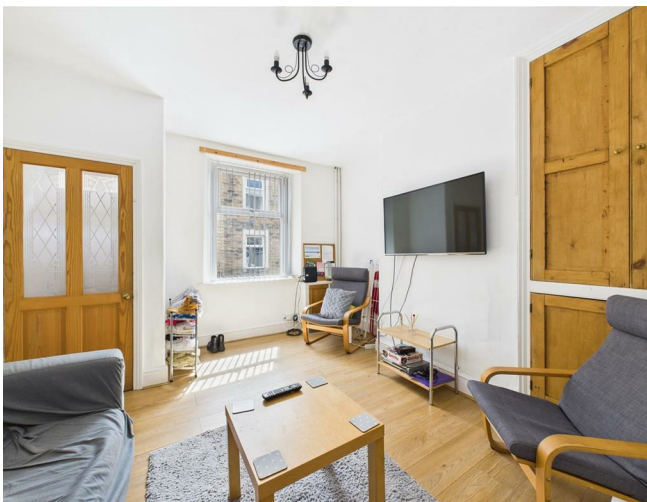


5 Greenfield Street, Lancaster, LA1 3QE



£200,000

A superb opportunity to acquire a well-presented, income-producing investment property, ideally situated in the popular student area of South Lancaster. The property has been exceptionally well maintained and offers a strong rental appeal in a sought-after location and is also an accredited house with Lancaster University.

The property is ideally situated within walking distance of everything Lancaster has to offer, including a wide range of amenities such as gyms, pubs, restaurants, shops, vibrant nightlife, health services, and more, providing the perfect balance of convenience right on your doorstep.

The property is let for this academic year 2024/2025, £130 X 3 x 47 PPPW (per person per week) with an annual gross income of £18,330, bills included.

The property is let for the next academic year 2025/2026, £134 X 3 x 47 PPPW (per person per week) with an annual gross income of £18,894, bills included.

With an excellent track record of letting history, this is a future-proof investment that will continue to let well for years to come.

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 does not require an HMO license at this time

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

Entrance Vestibule

Door to the lounge.

Lounge



Double-glazed window to the front, cupboard housing the gas and electric meters, laminate floor, radiator, built-in pine cupboards.

Kitchen/Diner



Double-glazed windows to the side and rear, a range of matching cabinets finished in a country cream, free-standing electric cooker, extractor hood, fridge and freezer, washing machine, stainless steel sink, Vaillant combi boiler, stairs to the first floor.

Utility Area

Tiled floor, double glazed door to the yard.

Bathroom



Double-glazed frosted window to the side, panelled bath with Mira electric shower, wash hand basin, extractor fan, laminate floor, radiator, W.C.

First Floor Landing

Access to the loft.

Bedroom One



Double-glazed window, carpeted floor, radiator.

Bedroom Two



Double-glazed window, carpeted floor, radiator.

Bedroom Three



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Double-glazed window, carpeted floor, radiator.

Yard



Patio area and gate to shared ginnel.

Investment Information

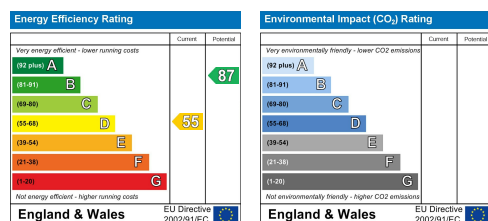
Tenure Freehold

Council Tax Band (A) £1,605

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