

39 Avondale Road
Lancaster, LA1 4BZ

House - Mid Terrace

Price Guide

£220,000

39 Avondale Road Lancaster, LA1

House - Mid Terrace



Overview

- NO CHAIN
- THREE BEDROOMS
- ALSO LET FOR THE 2024/2025 ACADEMIC YEAR
- EXCELLENT LETTING HISTORY
- GOOD BUS ROUTES TO THE UNIVERSITIES
- INCOME PRODUCING STUDENT PROPERTY
- LET FOR THIS 2023/2024 ACADEMIC YEAR
- FUTURE PROOF INVESTMENT
- POPULAR STUDENT LOCATION
- GOOD LOCAL AMENITIES

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01524 548888

Email: sales@mightyhouse.co.uk



Entrance Vestibule

Door to the hallway.

Hallway

Stairs to the first floor, carpeted floor, radiator.

Bedroom One

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

Lounge

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

Kitchen/Diner

Double-glazed windows to the rear and side, a range of matching wall and base units, fridge/freezer, washing machine and dryer, table and chairs, four ring gas hob and extractor hood, electric oven, Baxi combi boiler, stainless steel sink, dishwasher, understair storage cupboard, double glazed door to the yard, vinyl floor, radiator.

First Floor Landing

Walk-in storage cupboard.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

Currently used as a store room with a double-glazed window to the rear, carpeted floor, radiator.

Bathroom

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

Rear Yard

Gate to access road and patio area.

Investment Information

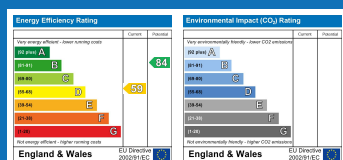
This property is let for this 2023/2024 academic year at 3 x £120.00 PPW x 48 (per person per week) with an annual gross income of £17,280.

The property is also let for the next 2024/2025 academic year at 3 x £130.00 PPW x 48 (per person per week) with an annual gross income of £18,720.

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).

Tenure Freehold
Council Tax Band (A) £1505.37



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

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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.