



14 Golgotha Road
Lancaster, LA1 3AA

House - Mid Terrace

Price Guide

£215,000

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MIGHTYHOUSE
ESTATES

Overview

- STUDENT PROPERTY
- LET FOR THIS 24/25 AND NEXT 25/26 ACADEMIC YEAR
- EXCELLENT LETTING HISTORY
- GOOD BUS ROUTES
- WHITE GOODS INCLUDED
- INCOME PRODUCING
- FOUR BEDROOMS
- 10 MINUTES FROM THE CITY CENTRE
- EXCELLENT LOCAL AMENITIES
- THIS PROPERT DOES NOT NEED AN HMO AT THIS TIME

Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

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01524 548888

Email: sales@mightyhouse.co.uk



Entrance Hallway

Stairs to the first floor, carpeted floor, radiator.

Bedroom One

Double-glazed bay window to front, built-in cupboard, carpeted floor, radiator.

Lounge

Double glazed window to rear, carpeted floor, radiator.

Kitchen/Diner

Double-glazed windows to the side and rear, range of matching wall and base units, stainless steel sink, cupboard housing Worcester gas boiler, washing machine and fridge/freezer, table and chairs, four plates electric hob and oven, extractor hood, vinyl flooring, radiator, door to the garden.

First Floor Landing

Cupboard housing water cylinder

Bedroom Two

Double-glazed window to front, built-in desk, carpeted floor, radiator.

Bedroom Three

Double glazed window to rear, built-in desk, carpeted floor, radiator.

Bedroom Four

Double-glazed window to rear, built-in desk, carpeted floor, radiator, access to the loft.

Bathroom

Panelled bath with Mira electric shower, wash hand basin, radiator, extractor fan, vinyl flooring, W.C.

Outside

Spacious rear yard and patio area,

Investment Information

The property is currently let to four students for this 2024/2025 academic year with an annual gross income of £13,056 including bills.

The property is also let for the 2025/2026 academic year with an annual gross income of £13,632 including bills.

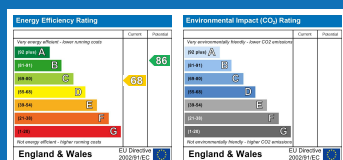
The property is sold with furniture and white goods included in the sale with the exception of the tenant's personal belongings (such as any furniture they may have brought to the property).

*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 report).

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Council Tax Band (B)£1,841.18
Tenure Freehold



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

Phone: 01524 548888

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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.