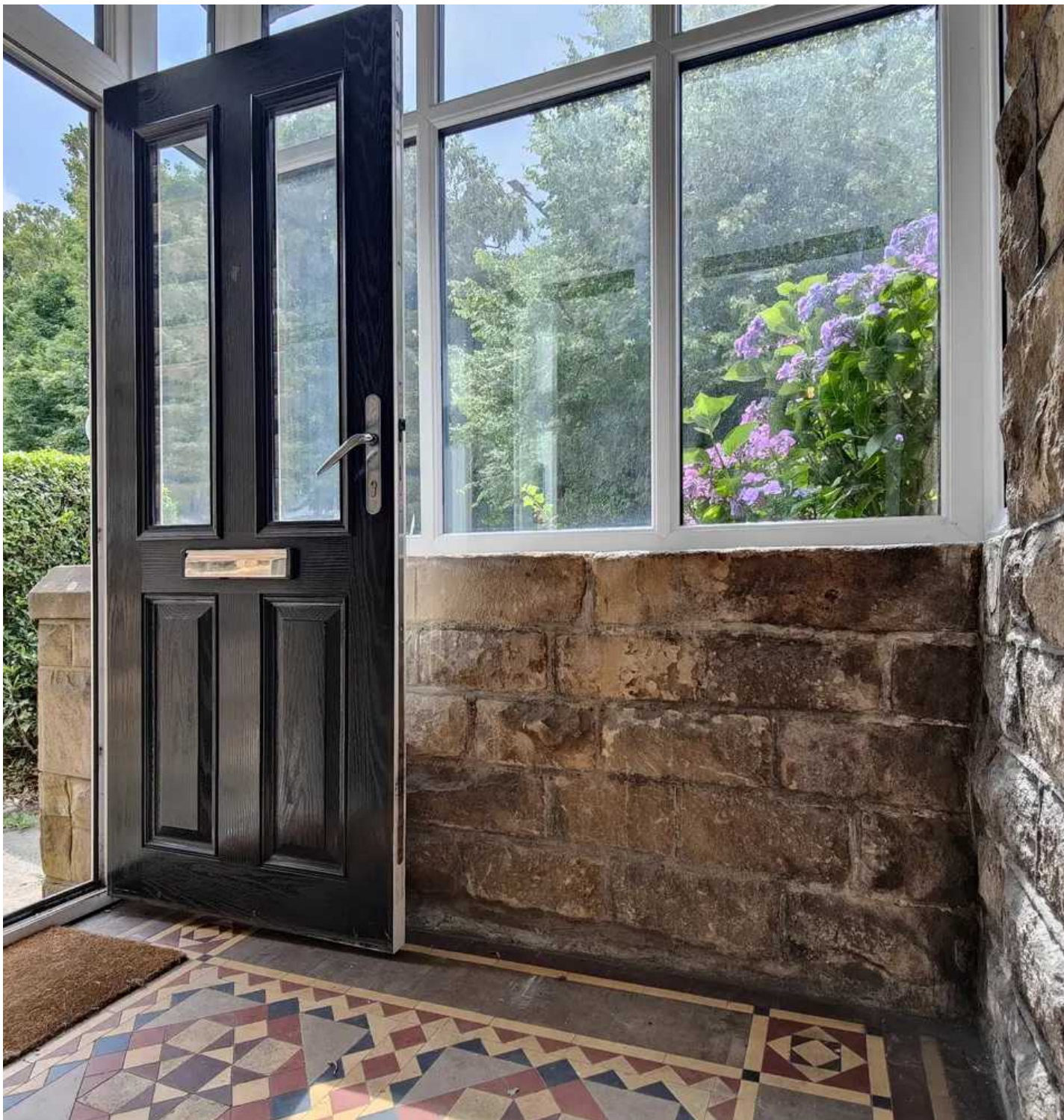




Dale House Bowerham Road, Lancaster
£610,000





Dale House Bowerham Road

Lancaster, Lancaster

An impressive, substantial 8-bed Student Let end of terrace in Bowerham! 4 floors, 3 showers, communal lounge, modern kitchen, courtyard garden. Close to transport links. A serene oasis in a bustling area, perfect for students or professionals. This property is a Licenced HMO and has been for 12 years with the current owner. Council Tax band: D

Tenure: Freehold

- Substantial End of Terrace
- Current Student Let £40,800 PA
- 8 Study Bedrooms
- No Chain
- Communal Lounge & Dining Room
- 4 Floors & 3 Shower Rooms
- Modern Kitchen
- Courtyard Garden
- Great Location in Bowerham
- Transport & Travel Links





Current Student Let

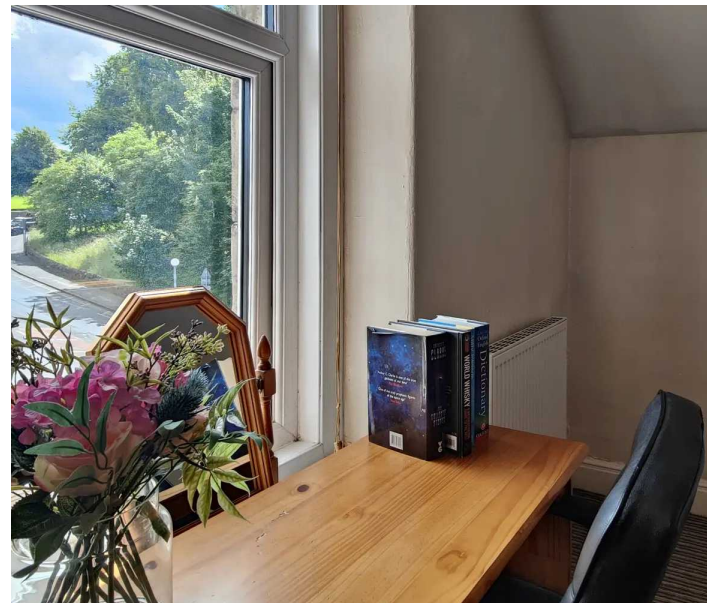
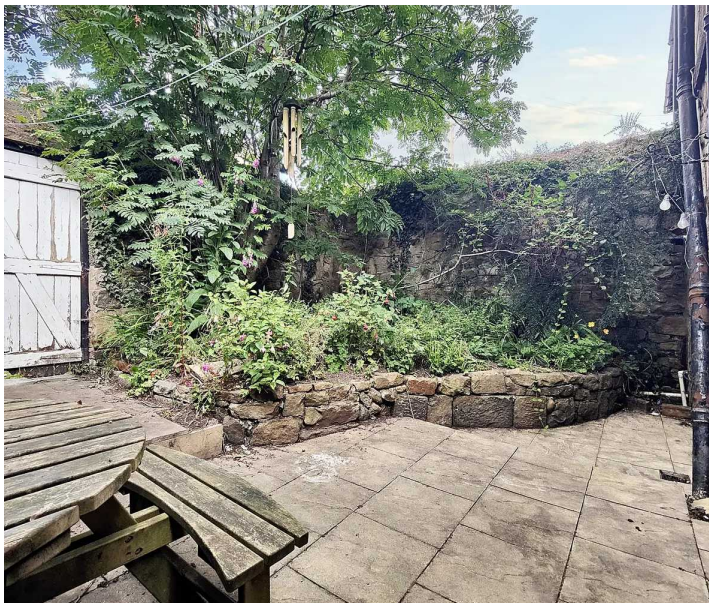
Dale House is a sought after Student Let which has always let well. It is a Licenced HMO and has been for 12 years with the current owner. The house is fully furnished with matching furniture including communal furniture and kitchen appliances - washing machines, tumble dryer and fridges. The great location and generous, light, bright accommodation makes this a popular first choice and the house is fully let for the 2024/25 academic year. The study bedrooms are let at £425 PCM to the end of June 2025.

The House

What a superb opportunity this is! The smart composite door opens to an attractive and light front vestibule with original mosaic tiles to the floor. Buyers will be interested to note that these mosaic tiles extend through the hallway of the house which has wood effect laminate flooring. The vestibule door has a stain glass panel complementing the age and character of the house. On the ground floor you will find three generous study bedrooms fully furnished for student letting. There is a three piece shower room. Stairs lead up to the bedrooms and shower rooms on the first and second floors. There are three study bedrooms and a shower room on the first floor and on the second two study bedrooms and a shower room.

Communal Areas

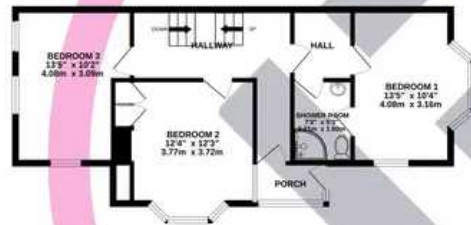
The communal spaces are on the lower ground floor. As with the bedrooms they are fully furnished with matching furniture. At the front is a lounge with front window, the dining room with window to the side is open plan with the hallway and at the rear there is a modern kitchen which, for ease of living in a shared house, has two integrated hobs and two integrated ovens. There are three full size vertical fridge freezers, two washing machines and a tumble dryer. The back door opens to the rear courtyard garden.



BASEMENT
402 sq.ft. (45.7 sq.m.) approx.



GROUND FLOOR
569 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.



2ND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 2081 sq.ft. (193.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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