



## Lancaster

£140,000

14 Hala Road, Lancaster, Lancashire, LA1 4QJ

Welcome to 14 Hala Road, a charming Victorian mid-terrace home, with modern touches, perfectly suited for first-time buyers or investors. Ideally located in a popular residential area of Lancaster, this property is ready to move straight into, offering a great balance of traditional style and contemporary comfort.

### Quick Overview

Traditional Mid Terraced Home  
Two Bedrooms  
Spacious Kitchen Diner  
Desirable South Lancaster Location  
Close Proximity To Lancaster University  
Perfect First Time Buy Or Investment Opportunity  
Local Amenities On The Doorstep  
Walking Distance to the City Centre  
Good Commuter Links  
Ultrafast broadband Available\*



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TBC



Ultrafast  
Broadband



On Street Parking  
Available

Property Reference: C2580



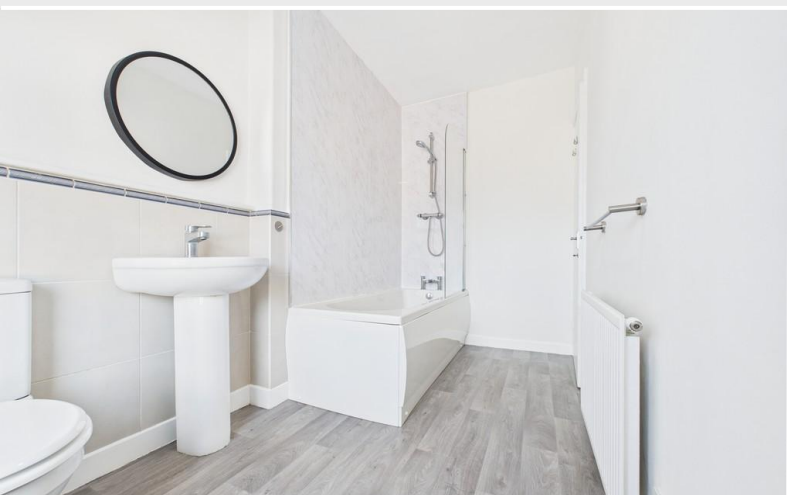
Living Room



Kitchen



Kitchen



Bathroom

Lancaster is a vibrant and historic city in the North West, known for its rich heritage, beautiful architecture, and strong sense of community. With a thriving city centre offering independent shops, cafes, and cultural attractions, Lancaster also boasts excellent transport links, including a mainline train station and easy access to the M6. The city is home to a well known university and a range of highly regarded schools, making it popular with families, professionals, and students alike. Whether you're exploring the nearby countryside, enjoying walks along the River Lune, or taking in the views from the iconic Lancaster Castle, this is a city that offers something for everyone.

Upon entering, you're welcomed into a bright and inviting living room with a large front-facing window that fills the space with natural light. Leading through to the rear, the spacious kitchen offers plenty of potential and is fitted with both wall and base units, a stainless steel sink with drainer, and a Moffat oven. There's room for both a fridge and washing machine, as well as handy under-stairs storage. From here, you have access to the rear garden, perfect for enjoying outdoor space.

Upstairs, you'll find two well-proportioned bedrooms. The main bedroom is a generous double with a rear aspect window that makes the room light and airy, along with a built-in cupboard housing the Vaillant boiler. The second bedroom is a bright single room, ideal for a guest room, home office, or nursery. Completing the first floor is a stylish, modern bathroom featuring a built-in bath with overhead shower and screen, WC, and sink, all finished to a lovely standard.

Outside, the property benefits from a low-maintenance patio garden and currently access/use of a brick-built shed providing additional storage space.

This is a fantastic opportunity to secure a move-in-ready home in a great location.



## Accommodation with approximate dimensions

**Living Room** 12' 6" x 10' 1" (3.81m x 3.07m)

**Kitchen** 10' 7" x 9' 1" (3.23m x 2.77m)

**Bedroom One** 10' 6" x 8' 5" (3.2m x 2.57m)

**Bedroom Two** 7' 6" x 8' 0" (2.29m x 2.44m)

**Bathroom** 5' 4" x 10' 11" (1.63m x 3.33m)

## Property Information

**Tenure** Freehold (Vacant possession upon completion).

**Council Tax** Lancaster City Council- Band A

**Services** Mains gas, water and electricity.

**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Directions** Leave Carnforth via the A6 heading south toward Lancaster. Stay on the A6 all the way into Lancaster. Join the one way system over the greyhound bridge through the city. Continue up through Lancaster toward RLI, when you reach the pointer roundabout, take the second exit and continue down Scotforth road until you reach the junction at Booths, at these lights turn left onto Hala Road and 14 Hala Road will be on your right.

**What3Words** ///slim.doghouse.passion

**Viewings** Strictly by appointment with Hackney & Leigh Carnforth Office

**Anti-Money Laundering Regulations** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bathroom



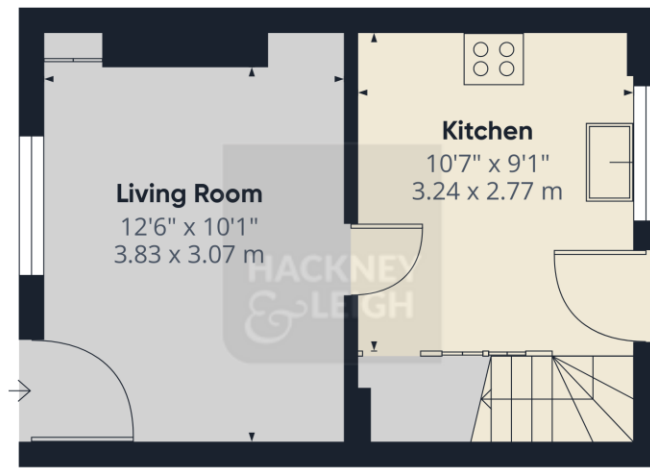
Bedroom One



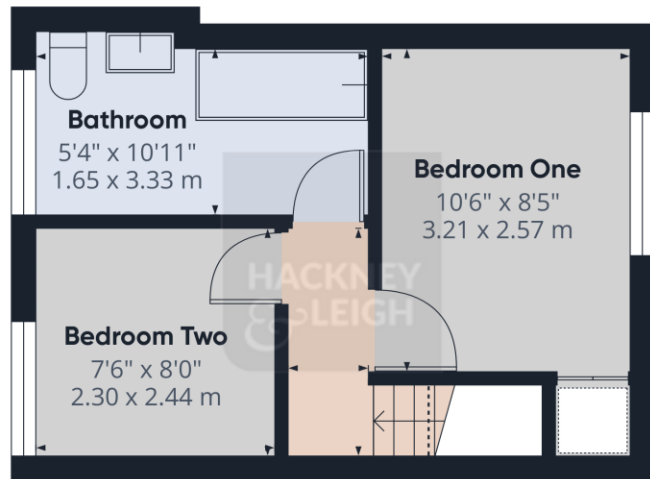
Bedroom Two



Garden



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
506 ft<sup>2</sup>  
46.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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