

## 21 Hope Street, Lancaster, LA1 3BQ



**£195,000**

Income-producing student property with a good letting history.

The property is fully let for the next 2026/27 academic year to three students (3 x £129 per week x 48 weeks), which generates a strong gross annual income of £18,576

Designed with student living in mind, the home offers a superb layout that perfectly balances comfort and practicality.

With a proven rental history, modern compliance, and an attractive return, this property represents a turnkey investment opportunity in Lancaster's thriving student market, ideal for those seeking a reliable, low-maintenance addition to their portfolio.

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).

**Entrance Vestibule**  
open to the hallway.

### Hallway



Stairs to the first floor, wood paneling, carpeted floor.

### Bedroom One



Double glazed window to the front, carpeted floor, radiator.

### Lounge/Diner



Double-glazed window to the rear, fireplace, carpeted floor, radiator, door to the cellar.

### Kitchen



Double-glazed window to the side, range of matching wall and base units, stainless steel sink, four-ring gas hob and extractor hood, electric oven, fridge and freezer, radiator, vinyl floor.

### Cellar

Power and light, radiator, electric and gas meters.

### First Floor Landing

Double-glazed window to the rear, stairs to the second floor.

### Bedroom Two



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

## Bathroom



Double-glazed frosted window to the rear, bath with thermostatic shower, wash hand basin, washing machine, vinyl floor, radiator, cupboard housing the combi boiler, W.C.

## Outside



Yard with patio area and gate to access road.

## Investment & Useful Information

Tenure Freehold

Council Tax Band (A) £1,605

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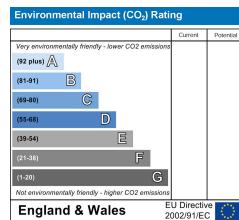
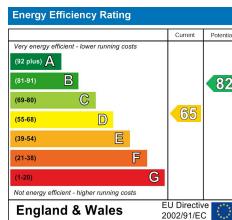
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## Second Floor Landing



Access to the loft.

## Bedroom Three



## Bedroom Four

Currently used as an office and store room with a double glazed velux window, carpeted floor, and radiator.

