



22 Hope Street, Lancaster, LA1
3BQ

22, Hope Street, Lancaster

The property at a glance **3** **1** **2**

- Beautifully Renovated Property - Offered With No Chain Delay!
- Across Four Floors - Character Features Throughout
- Three Bedrooms
- Two Reception Rooms - Flexible Living Spaces As Lounge, Dining Room or Playroom
- Kitchen & Utility Room, Rewired Throughout
- Enclosed Rear Yard
- Tenure: Freehold
- Property Band: A
- EPC: C
- City Centre Amenities, Schools & Transport Links

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£215,000

Get to know the property



Nestled on the charming Hope Street in Lancaster, this fully renovated mid-terrace house presents an exceptional opportunity for those seeking a modern yet characterful home. Boasting three well-appointed bedrooms, this property is perfect for families or professionals alike.

Upon entering, you are greeted by two inviting reception rooms on the ground floor. The main reception room showcases restored character features, including vintage fireplaces and a new timber fire surround. The lower ground floor is home to a brand new fitted kitchen, complete with a utility area, providing a practical and stylish environment for culinary enthusiasts.

As you ascend to the first floor, you will find two spacious double bedrooms, each offering ample natural light and comfort. The second floor is dedicated to the main bedroom, which provides a peaceful retreat. Additionally, the landing space on this level can be cleverly utilised as an office area, catering to the needs of modern living.

Completing this splendid home is a timeless four-piece bathroom suite, designed to offer both luxury and functionality. This property not only boasts a prime location but also a thoughtful layout that maximises space and comfort.

In summary, this beautifully renovated terrace house on Hope Street is a rare find, combining contemporary living with classic charm in a desirable area of Lancaster. It is a must-see for anyone looking to make a new home in this vibrant city.

*To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before the offer can be officially accepted.





Lower Ground Floor

Kitchen

Wood double glazed window, central heating radiator, extractor fan, tiled hearth and splash back, range of wall, drawer and base units, wood effect laminate work tops, electric oven, built-in combi microwave, integral fridge, stainless steel sink with mixer tap, plumbing for dishwasher, concealed Ideal combi boiler, lino floor.

Utility

6 x Spot light points, smoke alarm, central heating radiator, tile splash back, base unit, wood effect laminate worktop, stainless steel sink with mixer tap, plumbing for washing machine, space for dryer, lino floor.

Ground Floor

Reception Room 1

Wood single glazed frosted window, wood double glazed sash window, coving, 2 x central heating radiators, wall paneling cast iron fireplace, stone hearth in wood surround open to reception room 2.

Reception Room 2

Stairs to first floor and lower ground floor, wood double glazed sash window, central heating radiator.

First Floor Landing

Central heating radiator, 3 x spot light points, smoke alarm, doors to bedroom 2 and 3, stairs to ground floor.

Bedroom 2

Wood double glazed sash window, central heating radiator, decorative cast iron fireplace.

Bedroom 3

Wood double glazed sash window, central heating radiator.

Second Floor Landing

Smoke alarm, 3 x spot light points, wood double glazed Velux window, door to bedroom 1, bathroom and stairs to first floor.

Bathroom

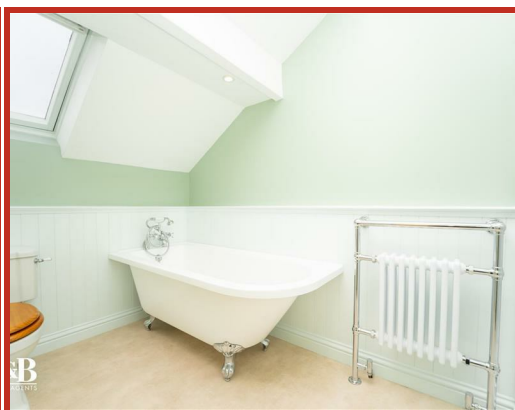
Wood double glazed Velux window, central heating radiator, 5 x spot light points, decorative paneling, direct feed shower cubicle, wall mounted sink with traditional taps, low rise WC, freestanding bath with traditional taps and rinse head, lino floor. large airing cupboard.

Bedroom 1

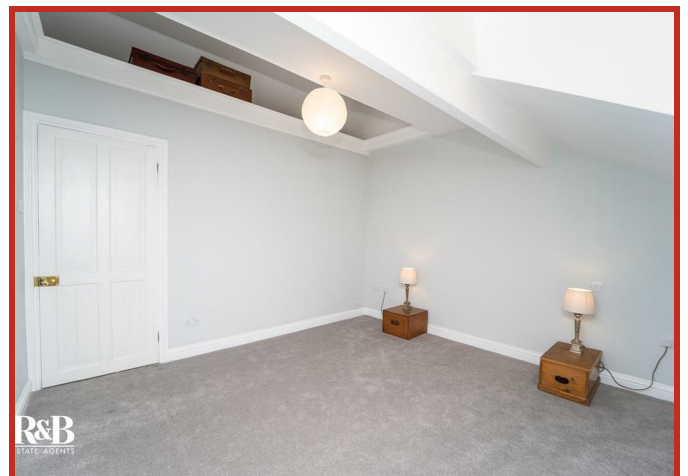
Wood double glazed sash window, central heating radiator. Access to attic for additional storage. 5-amp lighting circuit for side lights switchable from door and bedside.

Rear Yard

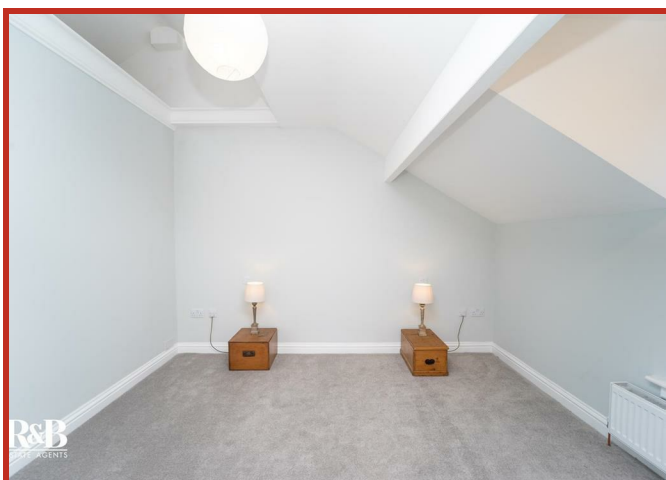
External walls, insulated. New gates to rear, providing secure off-street parking.



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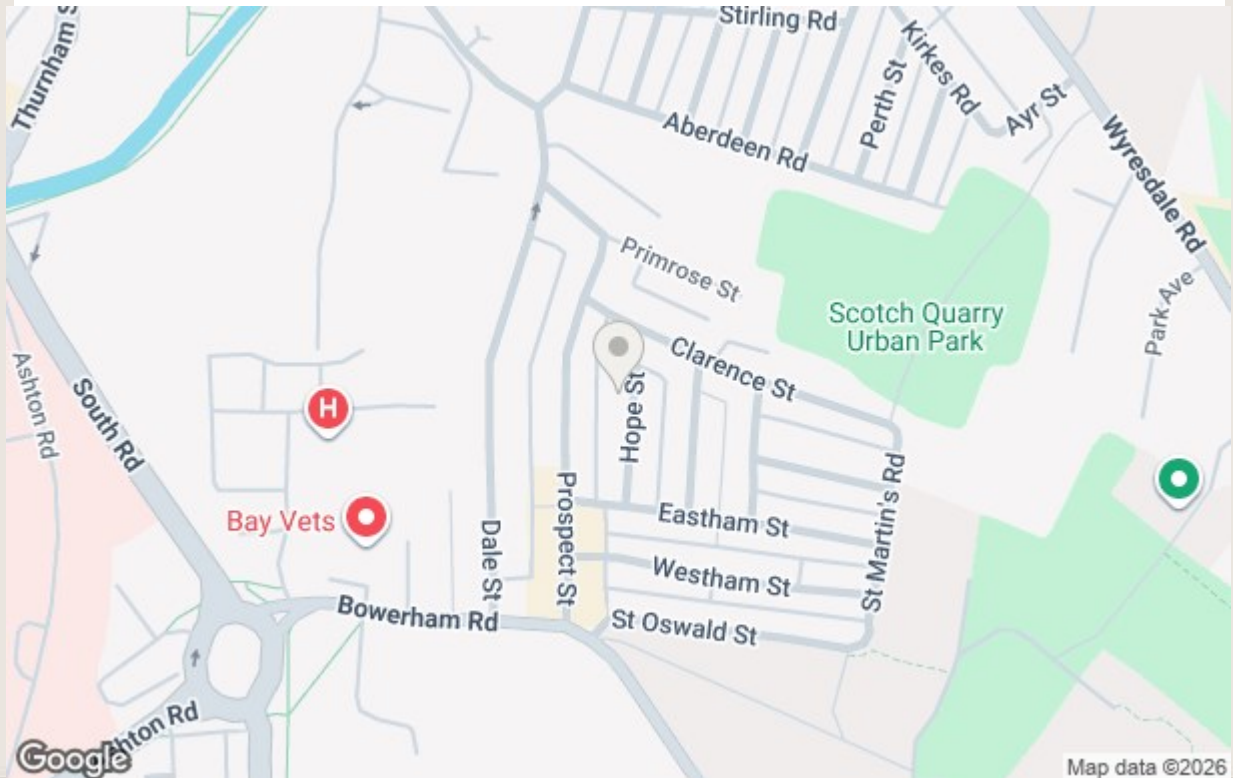
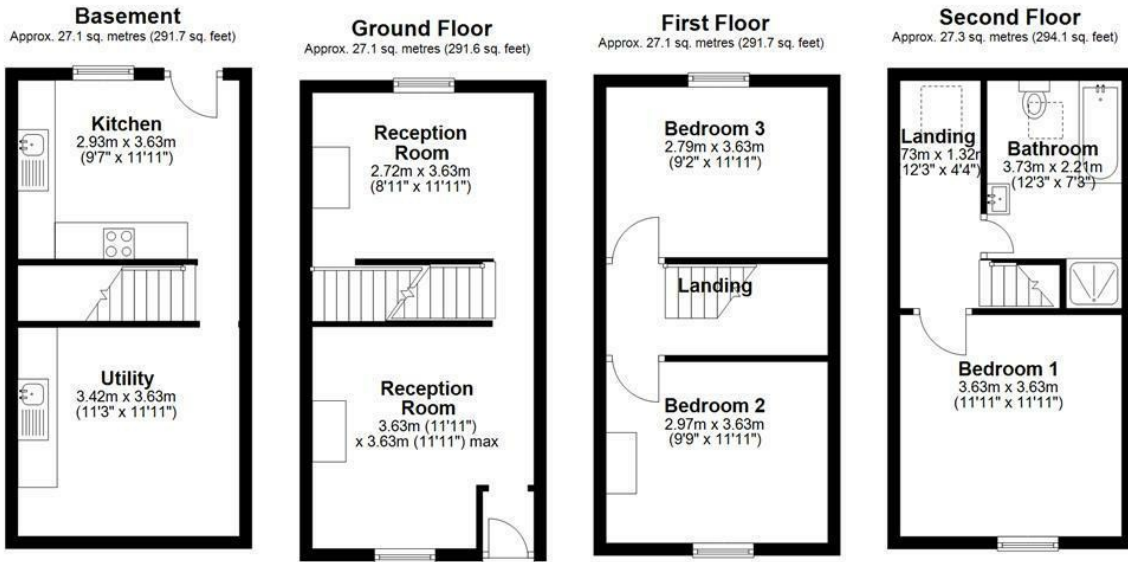
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Take a nosey round



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Energy Efficiency Rating	
Current	Potential
78	87

Very energy efficient - lower running costs

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC