

7 Railway Street,, Lancaster, LA1 4XA



£215,000



Head Office: 83 Bowerham Road Lancaster LA1 4AQ
T 01524 548888 E enquiries@mightyhouse.co.uk W www.mightyhouse.co.uk



Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

**INVESTMENT OPPORTUNITY –
INCOME-GENERATING STUDENT
PROPERTY**

4 Letting Bedrooms | Excellent
Rental History | Close to Lancaster
City Centre

A well-presented and fully furnished student property, ideally located within easy walking distance of Lancaster's city centre. Residents benefit from quick access to universities, gyms, shops, restaurants, health services, and a vibrant nightlife – making this a consistently popular choice for student tenants.

Looking ahead, the property is advertised for the 2026/2027 academic year at a full occupancy rate of 4 tenants at £113pppw (48 weeks), offering a potential gross income of £21,696 per annum.

Additional benefits:

Sold fully furnished (excluding tenants' personal items)

Gas Safety Certificate in place

New EICR (Electrical Installation Condition Report)

Excellent investment potential with scope to increase income

This is a fantastic opportunity to secure a reliable, income-generating property in a sought-after student area.

Contact us today for more details or to arrange a viewing!

Hallway

Carpeted floor, radiator.

Bedroom One

Double-glazed bay window to the front, carpeted floor, radiator and cupboard housing the consumer unit.

Lounge/Diner

Double-glazed window to the rear, walk-in understairs storage cupboard, carpeted floor, radiator.

Kitchen

Double-glazed window to the side, range of matching wall and base units, stainless steel sink, four plate ceramic hob and extractor hood, electric oven, valiant combi boiler, fridge/freezer, washing machine, laminate floor, radiator.

Inner Hallway

Laminate floor, door to the yard.

Shower Room

Double glazed frosted window to the

side, shower cubicle with thermostatic shower, wash hand basin, extractor fan, tiled floor, radiator, W.C.

First Floor Landing**Bedroom Two**

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

Bedroom Three

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

Bedroom Four

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

Yard

Spacious rear yard, storage shed, gate to access front and patio area.

Useful Information

Tenure Freehold
Council Tax Band (A) £1,578.14
No onward chain
New boiler with a warranty.
New guttering was installed last December

Investment Information

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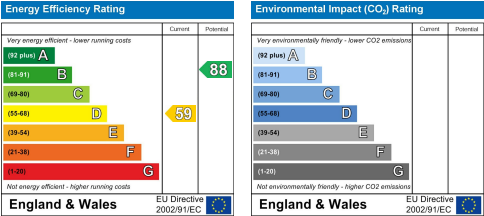
the mark
of property
professionalism
worldwide

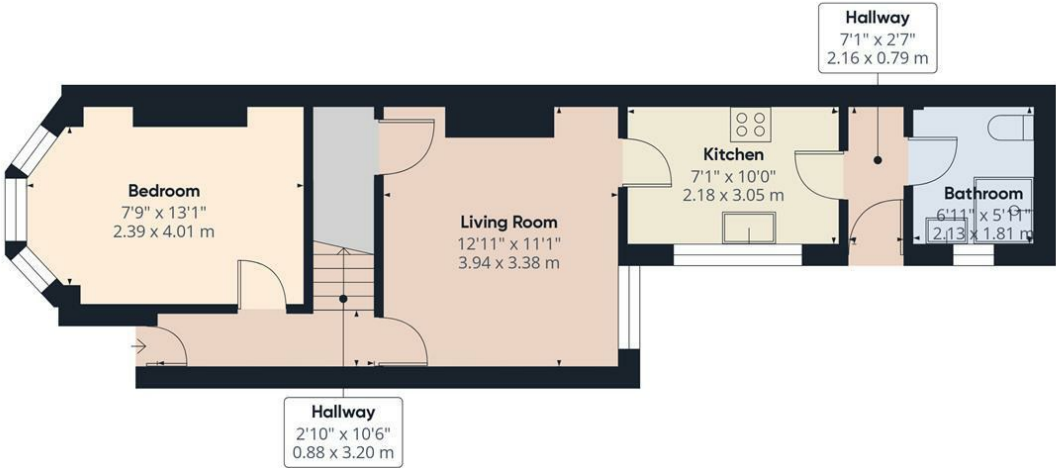
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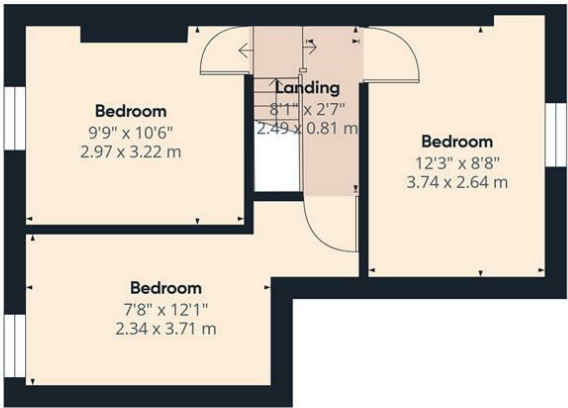
The property is sold with furniture and white goods included in the sale with the exception of the tenant's personal belongings (such as any furniture they may have brought to the property).

A current landlord's gas safety certificates are in place along with a new EICR (electrical installation condition report).





Ground Floor



Floor 1

Approximate total area⁽¹⁾

796.86 ft²
74.03 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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