

7 Railway Street,, Lancaster, LA1 4XA



£215,000



Head Office: 83 Bowerham Road Lancaster LA1 4AQ
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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.

The property is let for the 2026/2027
academic year at a full occupancy
rate of 4 tenants at £110 pp/pw,
based on a 48 week contract this
created an annual gross income of
£21,120.

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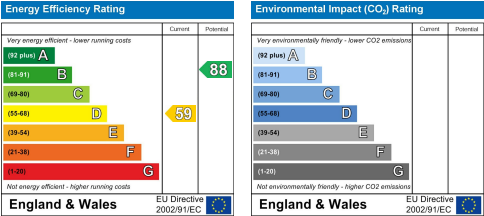
the mark
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professionalism
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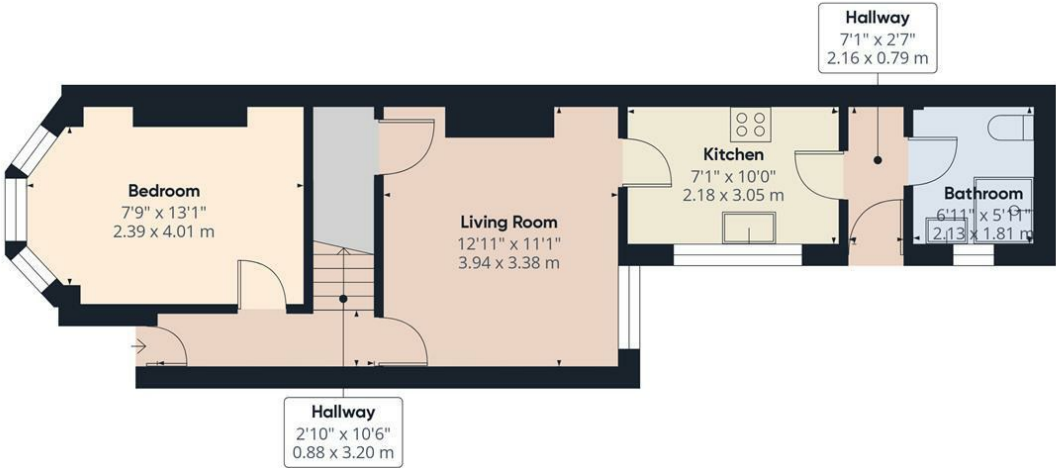
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Looking ahead, the property is advertised for the 2026/2027 academic year at a full occupancy rate of 4 tenants at £113pppw (48 weeks), offering a potential gross income of £21,696 per annum.

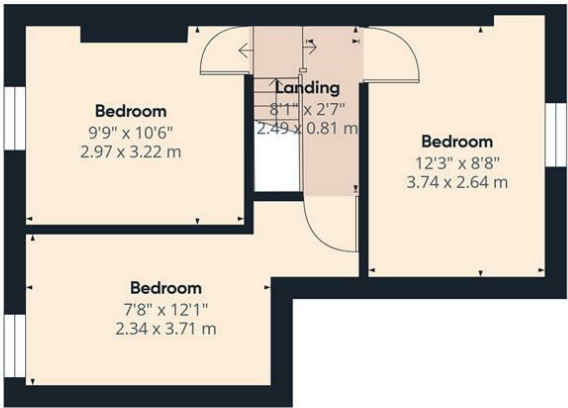
The property is sold with furniture and white goods included in the sale with the exception of the tenant's personal belongings (such as any furniture they may have brought to the property).

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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