

24 Denmark Street, Lancaster, LA1 5LY



£160,000



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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

Beautifully Renovated Two-Bedroom Home

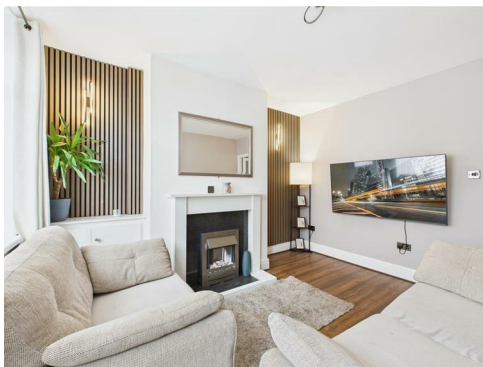
This stylish two-bedroom mid-terrace has been beautifully renovated throughout, offering modern, move-in ready living in a convenient location close to local schools, the train station, and a wide range of amenities, making it an ideal choice for first-time buyers.

Inside, the property is finished to a high standard. The bright and welcoming living spaces flow effortlessly, the kitchen and bathroom have both been thoughtfully updated to suit modern lifestyles.

To the rear, a spacious yard leads to a fantastic summer house, fully equipped with a 3kW heater, power, and lighting, making it perfect for use as a home office, hobby room, or simply a relaxing retreat all year round.

With its blend of style, comfort, and excellent location, this lovely home offers the perfect start for anyone looking to step onto the property ladder.

Lounge



Laminate flooring, electric fireplace, large double glazed window to front, consumer unit cupboard, large radiator.

Kitchen



Vinyl flooring, range of matching wall and base units with under cupboard and plinth lighting, Beko gas hob and electric oven, extractor hood, space for freestanding fridge and freezer, plumbing for under counter washing machine, radiator, double glazed window to rear, stairs to first floor.

Bathroom



Vinyl flooring, walk in shower, partially tiled walls, radiator, large double glazed frosted window to rear, storage cupboard housing new Worcester boiler, wash hand basin with storage and W.C.

Bedroom One



Carpeted, radiator, large double glazed window to front.

Bedroom Two



Carpeted, radiator, large double glazed window to front.

Summer House



3kW infrared heater, power and lighting, Yale alarm system.

Outside



3kW infrared outdoor heater, fence lighting, outdoor tap, paved, access to front through alley.

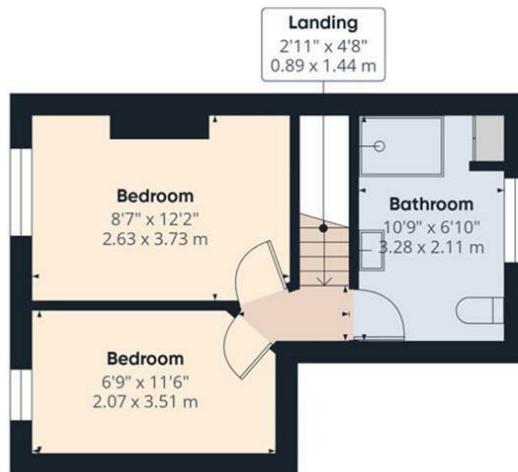
Useful Information

Council Tax Band (A) - £1,578.14
Tenure Freehold
Brand New Consumer Unit
New Boiler
Loft Boarded

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-91) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(91-91) B		(81-91) B	
(89-80) C		(69-80) C	
(85-85) D		(55-80) D	
(79-54) E		(39-54) E	
(71-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Ground Floor



Floor 1

Approximate total area[®]

601 ft²
55.9 m²

Reduced headroom

6 ft²
0.5 m²

(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.

GIRAFFE360



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