

5 Percy Road, Lancaster, LA1 4UX



£225,000

INCOME PRODUCING STUDENT PROPERTY

Superb opportunity to acquire a fully income-producing investment property situated within a two minute walk of Lancaster city centre, with excellent bus links to both universities and a wide range of local amenities.

This deceptively spacious end-terraced property provides four well-proportioned letting bedrooms, together with two bathrooms. Ideally positioned in a popular residential area, the property is conveniently located for both Lancaster University, which is easily accessible by bus, and The University of Cumbria. Lancaster city centre is also within walking distance, offering an excellent selection of shops, cafés, bars, restaurants and other everyday amenities, making this an attractive proposition for student tenants and investors alike.

The property has also been fully let for the 2026/2027 academic year, 4 x £125 per week x 48 providing a gross annual rental income of £24,000 Together with its proven track record of consistent occupancy and strong letting history, this offers an incoming investor immediate, secure income and confidence in the property's ongoing investment potential.

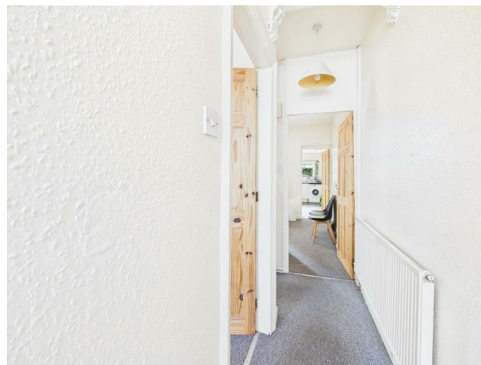
The property is sold with furniture and white goods included in the sale with the exception of the tenant's personal belongings (such as any furniture they may have brought to the property).

This property does not need an HMO license at this time

A current landlord's gas safety

certificates are in place, along with EICR (electrical installation condition reports).

Hallway



Stairs to the first floor, carpeted floor, radiator.

Bedroom One



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

Lounge/Diner



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

Cellar

Gas and electric meters, power and light.

Kitchen



Double glazed window to the rear, range of matching wall and base units, four plate electric hob and extractor hood, electric oven, stainless steel sink, washing machine, Vaillant combi boiler, fridge/freezer, double glazed door to the yard, radiator, vinyl flooring.

First Floor Landing

Double glazed window to the rear, stairs to the first floor.

Bedroom Two



Bathroom (1)



Double glazed frosted window to the side, bath, wash hand basin, extractor fan, radiator, laminate flooring, W.C.

Bathroom (2)

Double glazed frosted window to the side, bath with shower attachment, wash hand basin, extractor fan, radiator, laminate flooring, W.C

Second Floor

Bedroom Three



Double glazed Velux window, built in wardrobe, carpeted flooring, radiator.

Bedroom Four



Double glazed Velux window, carpeted flooring, radiator.

Yard

Garden area and gate to access road.

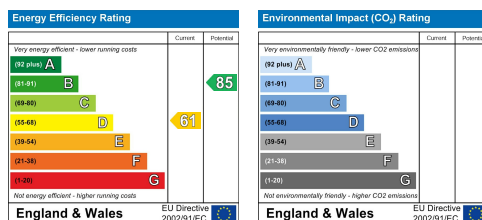
Investment Information

Tenure Freehold

Council Tax Band (B) £1,947

Strong Letting History

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



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