

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.

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,
laminated floor, radiator.

Inner Hallway

Laminated 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

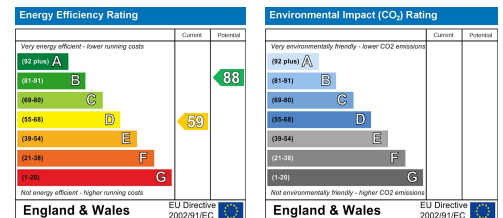
Investment Information

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).





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