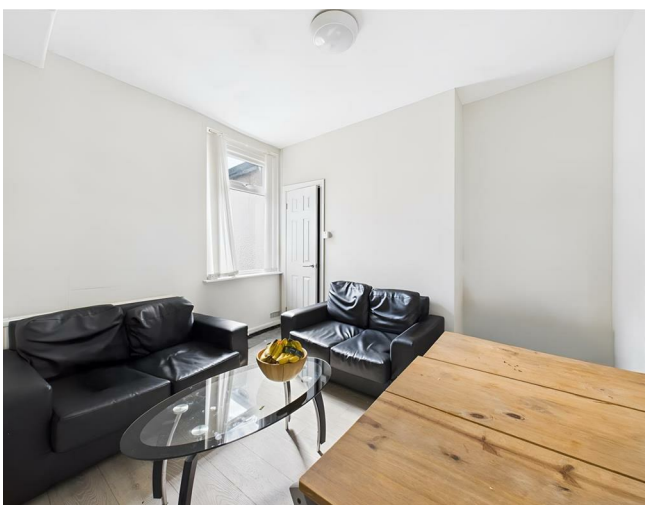


85, Lune Street, Lancaster, LA1 2AH



£215,000



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INCOME PRODUCING HMO STUDENT PROPERTY **4 LETTING BEDROOMS *** TWO SHOWER ROOMS ***CLOSE TO THE CITY CENTRE *** WELL PRESENTED *** GREAT LOCATION FOR STUDENTS *** GREAT INVESTMENT ****GOOD LETTING HISTORY ***

Income-Generating HMO Property Near Lancaster City Centre

This well-presented investment property is ideally situated just a short walk from Lancaster city centre, offering easy access to all the amenities the area has to offer. From gyms, pubs, clubs, and shops to a variety of eateries and essential health services, everything is within reach.

Designed for student accommodation, the property is in excellent condition throughout and provides comfortable living spaces. It is currently let for the next 2025/2026 academic year at £124 per person, per week, 4 X 48 weeks, generating a strong annual gross income of £23,808.

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 EICR (electrical installation condition reports).

Entrance Vestibule

Door to the hallway.

Hallway

Stairs to the first floor, laminate floor, radiator.

Bedroom One



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

Lounge/Diner



Double-glazed window to the rear, store cupboard housing the Worcester combi boiler, laminate floor, radiator.

Kitchen



Double-glazed window to the rear, range of matching wall and base units, washing machine, stainless steel sink, four plates ceramic hob, extractor hood, electric oven,

fridge/freezer, vinyl floor, radiator, door to the cellar, double-glazed door to the yard.

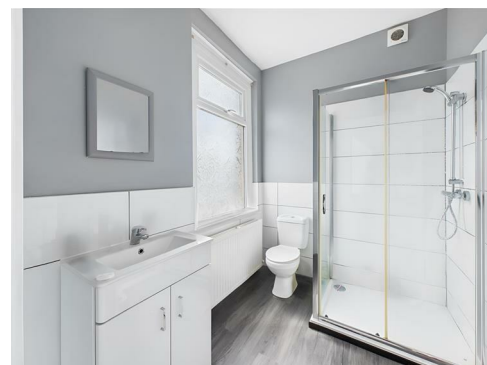
Cellar

Storage space.

First floor

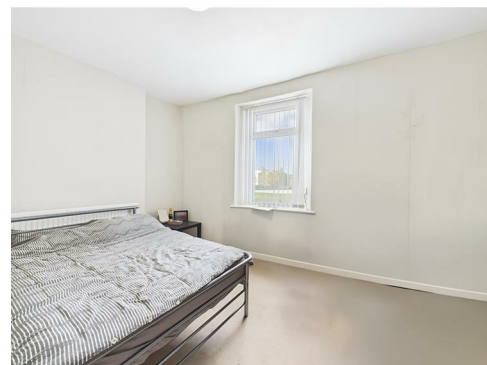
Double-glazed window to the rear, carpeted floor, stairs to the second floor.

Shower Room One



Double-glazed frosted window to the rear, shower cubicle with thermostatic shower, wash hand basin, heated towel rail, vinyl floor, W.C.

Shower Room Two



Shower cubicle with thermostatic shower, wash hand basin, heated towel rail, vinyl floor, W.C.

Second Floor

Double-glazed window to the rear, built-in storage cupboard.

Bedroom Three



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 EICR (electrical installation condition reports).

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

Bedroom Four



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

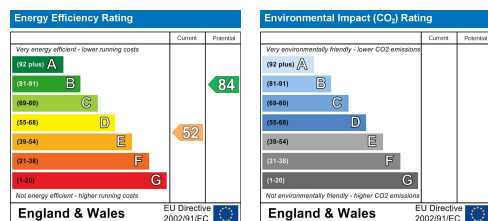
Yard

Gate to access road and storage shed.

Useful Information

Tenure Freehold
Council Tax Band (A) £1,605

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Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

958.63 ft²
89.06 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.

GIRAFFE360



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