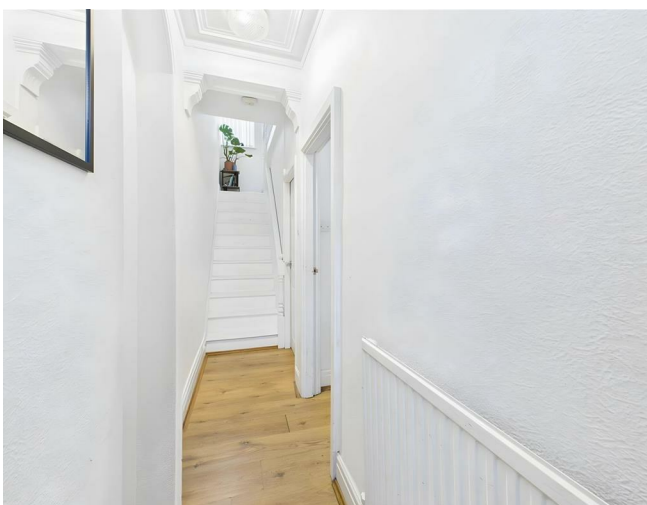


## 29 Lune Street, Lancaster, LA1 2AJ



**£195,000**



Head Office: 83 Bowerham Road Lancaster LA1 4AQ  
T 01524 548888 E [enquiries@mightyhouse.co.uk](mailto:enquiries@mightyhouse.co.uk) W [www.mightyhouse.co.uk](http://www.mightyhouse.co.uk)



Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

## 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.

For the 2025/2026 academic year, the property is let to four tenants, generating an annual gross income of £20,160 over 48 weeks.

Looking ahead, the property is now let for the 2026/2027 academic year to 3 tenants at £100pppw (48 weeks), offering a gross income of £14,400 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 EICR (electrical installation condition reports).

### Entrance Hallway



Stairs to the first floor, radiator, laminate floor.

### Bedroom One



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

### Lounge/Diner



Double-glazed window to the rear, fireplace, built in cupboards, laminate floor, radiator.

### Utility Area

Washing machine and dryer, door to the cellar.

### Kitchen



Double-glazed window to the side, range of matching wall and base units with complimentary work surfaces, Range cooker with a six ring gas hob and extractor hood, two electric ovens, stainless steel sink, wood floor, door to the yard.

### Cellar

Window, consumer unit, gas meter and storage rooms.

### First Floor Landing

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

### Bedroom Two



Double-glazed window to the rear, carpeted floor, radiator, storage recess and hanging space.

### Bathroom



Double-glazed window to the rear, vanity unit with inset wash hand basin, bath, shower cubicle with Mira electric shower, heated towel rail, vinyl floor, W.C.

### Second Floor Landing

Double-glazed velux window, walk in storage cupboard, access to the loft.

### Bedroom Three



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

### Bedroom Four

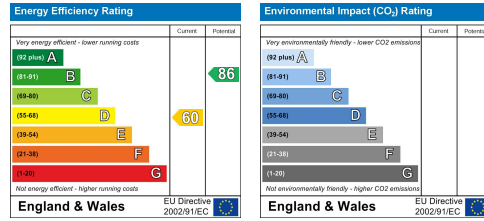


Double-glazed window to the front, fireplace, carpeted floor, radiator.

**Rear Yard**



Astro turf patio area, gate to access road.



**Investment & Useful Information**

No Chain  
 Tenure Freehold  
 Council Tax Band ( A ) £1505.37  
 Good Letting History  
 Designed for student or professional accommodation, the property is in excellent condition throughout and provides comfortable living spaces.

For the 2025/2026 academic year, the property is let to one tenant at £120pp/pw, and three other tenants at £100pp/pw, generating an annual gross income of £20,160 over 48 weeks.

Looking ahead, the property is advertised for the 2026/2027 academic year at a full occupancy rate of 4 tenants at £100pppw (48 weeks), offering a potential gross income of £19,200 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 EICR (electrical installation condition reports).



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



Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054



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



Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054