

## 53 Prospect Street, Lancaster, LA1 3BL



**£195,000**



Three-Bedroom Mid-Terrace, Ideal HMO Investment or Family Home!

This well-presented three-bedroom mid-terrace property offers fantastic versatility. Currently operating as a successful HMO but equally well-suited as a spacious family home. Set to be vacant from early July, it presents a brilliant opportunity for both investors and owner-occupiers.

The ground floor features an open-plan lounge, dining and kitchen area, with standout features including a log burner and an exposed stone chimney breast. To the rear, a generous yard provides a great outdoor space for relaxing or entertaining.

Upstairs, the property boasts three double bedrooms and a large, modern bathroom.

Currently let to three students at £125pp/pw on a 46-week contract, the property generates a gross annual income of £17,250, making it a strong investment in a high-demand rental area.

Located close to Lancaster city centre, local amenities and university transport links, this is a rare opportunity to secure a home full of charm and potential in a sought-after location.

## Lounge/Kitchen/Dining Room



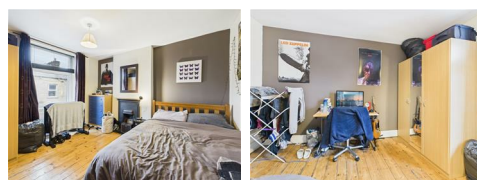
Laminate flooring in living area, consumer unit cupboard, radiator, double glazed window to front, log burner with beautiful exposed stone chimney breast, under stairs storage

cupboard with space for freestanding fridge/freezer, tiled kitchen floor, double glazed window to rear, matching wall and base units with space and plumbing for washing machine, Baumatic gas hob and electric oven, space for slimline dishwasher, stairs to first floor.

## First Floor Hallway

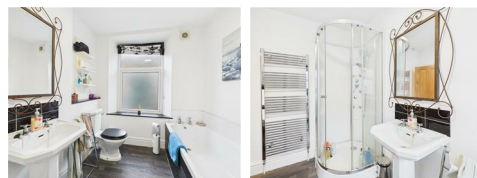
Carpeted, large double glazed window to rear, stairs to second floor.

## Bedroom One



original wooden floorboards, decorative fireplace, radiator, large double glazed window to front.

## Bathroom



Vinyl flooring, bath with tiled surround, walk in shower unit, large frosted window to rear, heated towel rail, wash hand basin and W.C.

## Bedroom Two



Carpeted, large double glazed Velux window, radiator.

## Bedroom Three



Carpeted, large double glazed window to front, radiator.

## Outside



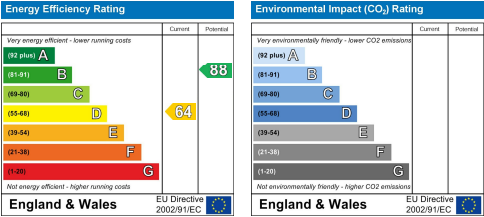
Gate to back alley.

## Useful Information

Council Tax Band (A) - £1,578.14

Tenure Freehold

Currently let to three students paying £125pp/pw x 46 week contract generating an annual gross income of £17,250.



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