

## 43, St. Oswald Street, Lancaster, LA1 3AS



**£250,000**



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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-PRODUCING STUDENT HMO

Fully let for the 2026/2027 academic  
year

4 Letting Bedrooms | 2 Bathrooms  
(1 En-suite) | Central Lancaster  
Location

This well-maintained and  
characterful HMO is ideally  
positioned just a short walk from  
Lancaster city centre, offering easy  
access to a wide range of amenities,  
including shops, bars, restaurants,  
gyms, and excellent transport links.

The property is fully let for the  
2026/2027 academic year, achieving  
an annual gross income of £24,384,  
based on 4 rooms at £127 per  
person per week over 48 weeks.

The sale includes furniture and white  
goods, with the exception of tenants'  
personal belongings.

All necessary compliance  
documentation is in place, including  
a valid landlord's gas safety  
certificate and EICR (Electrical  
Installation Condition Report).

Key features include a strong and  
consistent letting history, close  
proximity to Lancaster University bus  
routes, and a highly desirable central  
location, making it a popular choice  
with students year after year.

An excellent opportunity for investors  
seeking a straightforward, income-  
generating student property with  
reliable occupancy and solid returns.

### Entrance Vestibule

Door to the hallway.

### Hallway



Tiled floor, stairs to the first floor.

### Bedroom One



Bay window to the front, fireplace,  
carpeted floor, radiator.

### Lounge



Built-in storage cupboards, carpeted  
floor, radiator.

### Kitchen/Diner



Window to the rear, range of  
matching all and base units,  
stainless steel sink, four ring gas  
hob and extractor hood, electric  
oven, fridge/freezer, washing  
machine and dryer, radiator, tiled  
floor, door to the cellar, table and  
chairs, door to the yard.

### Cellar

Window to the front, gas & electric  
meters, consumer unit and storage  
room.

### First Floor Landing

Stairs to the second floor.

### Bathroom



Double-glazed frosted window to the  
rear, bath with thermostatic shower,  
linen cupboard housing the combi  
boiler, vinyl floor, radiator, W.C.

**Bedroom Two**



Secondary glazed window to the rear, cabinet with inset wash hand basin, carpeted floor, radiator.

**En-Suite Shower Room**



Shower cubicle with Triton electric shower, vanity unit with inset wash hand basin, vinyl floor extractor fan, W.C.

**Bedroom Three**



Bay window to the front, built-in wardrobe, carpeted floor, radiator.

**Rear Yard**

Gate to access road

**Investment Information**

The property is fully let for the 2026/2027 academic year, achieving an annual gross income of £24,384, based on 4 rooms at £127 per person per week over 48 weeks.

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).

**Bedroom Four**

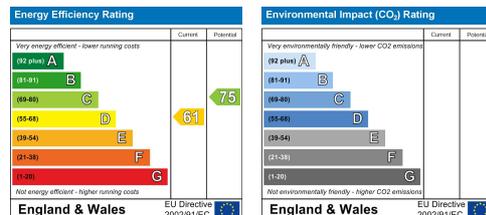


Window to the rear and velux window, carpeted floor, radiator, door to the en-suite.

A current landlord's gas safety certificates are in place along with EICR (electrical installation condition reports).

Tenure Freehold

Council Tax Band (A) £1505.37





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