

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



£240,000



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-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

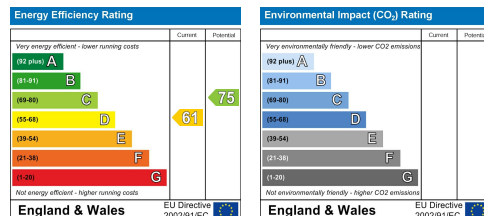


Window to the rear and velux window, carpeted floor, radiator, door to the en-suite.

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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