MIGHTYHOUSE
ESTATES

69a Penny Street
Lancaster, LA1 1XF

House - Mid Terrace

Price Guide

£415,000

www.mightyhouse.co.uk

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Lancaster, LA1

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Overview

- INCOME PRODUCING STUDENT HMO
- VERY WELL MAINTAINED THROUGHOUT
- FUTURE PROOF INVESTMENT
- LOCATION LOCATION LOCATION
- HEART OF THE CITY CENTRE
- TWO SHOWER ROOMS
- EXCELLENT LETTING HISTORY
- NO CHAIN

Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

01524 548888

Email: sales@mightyhouse.co.uk

Entrance hallway
Stairs up to the first floor.

First Floor Hallway
Stairs to the second floor, utility area.

Utility Area
Washing machine and dryer, cupboard housing consumer unit and steps down to the shower room.

Shower Room
Windows to side and rear, shower cubicle with Mira electric shower, wash hand basin, laminate floor, radiator, extractor fan, W.C.

Bedroom One
Window to front, cupboard housing combi boiler, carpeted floor, radiator.

Bedroom Two
Window to front, carpeted floor, radiator.

Bedroom Three
Window to rear, carpeted floor, radiator.

Second Floor Landing
Stairs to the third floor.

W.C
Window to the rear, laminate floor, radaitor, W.C.

Kitchen/Diner/Lounge
Windows to front and rear, range of matching wall and base units, two electric ovens and extractor hood, dishwasher, two fridge/freezers, double stainless steel sink, dining table and chairs, radiators, two settees, laminate floor, TV.

Third Floor

Shower Room
Window to rear, wash hand basin, shower cubicle with Mira electric shower, extractor fan, laminate floor, W.C.

Bedroom Four
Window to rear, carpeted floor, radiator.

Bedroom Five
Skylight, carpeted floor, radiator.

Bedroom Six
Window to front, carpeted floor, radiator.

Investment Information
This property is let for this 2023/2024 academic year at 6 x £119 PPW x 48 (per person per week) offering an annual gross income of £31,049.

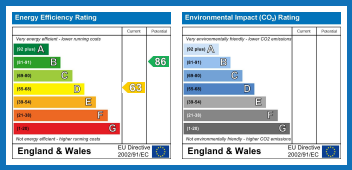
The property is also advertised for the next 2024/2025 academic year at 6 x £129 PPW x 48 (per person per week) having an expected annual gross income of £37,152.

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).

*This property currently has a valid HMO license in place granted by the local authority (a new owner will have to apply for their own license upon completion).

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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Phone: 01524 548888
www.mightyhouse.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.