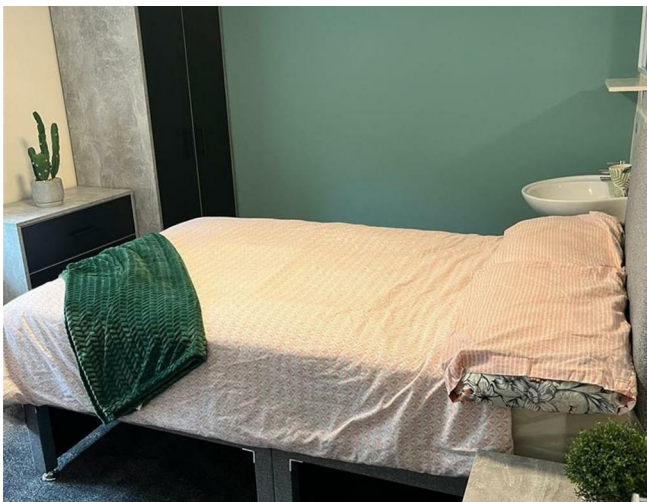


# 1 St. Leonards Gate, Lancaster, Lancashire, LA1 1NN



**£125 Per Week**



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

ONE EN-SUITE ROOM AVAILABLE NOW!!!

STUNNING 9 bed property available for 2025-26.

Recently refurbished to provide an incredible modern interior.

3 En-suite rooms and 3 shared bathrooms.

The kitchen is very modern and large as well as the living room/communal area. ALL bedrooms are double and bills are included in your weekly rent.

The property is located just a few minutes walk to the city centre and transport links to the University!

Prices for standard rooms are £125 per week inclusive of all bills!

En-Suite rooms are for £140 per week inclusive of all bills!

You can secure this property today with just a £400 deposit!

#### Entrance Hallway

Double glazed door, stairs to the first floor, room housing electric meters and gas meter.

#### Lounge/Diner

Two double glazed windows to the front, two radiators, wood effect laminate flooring, two settees, table with seating surround, armchair, wall mounted tv, six seating chairs.

#### Kitchen/Diner

Double glazed window to front, range of matching wall and base units, four plate electric hob and electric oven, fridge/freezer, dishwasher, four ring gas hob, extractor hood and electric oven, wood effect laminate flooring, radiator, microwave, washing machine, two stainless steel sinks,

room housing two "new" ideal combi boilers, door to bedroom one en-suite.

#### Bedroom One

Double glazed window to front, radiator, carpeted flooring.

#### Bedroom 1 -Dressing Area/Study

Double glazed window to front, built-in desk and wardrobe, chair, carpeted flooring.

#### Attached Shower Room

Wash hand basin, shower cubicle with glass screen, vinyl flooring, extractor fan.

#### First Floor Landing

Double glazed window to side, fire door leading to the garden and patio area with steps down to a gate to access the road, stairs to the second floor.

#### WC

WC, wash basin, double glazed window.

#### Bedroom Two

Double glazed window to front, double bed, wash hand basin, built-in wardrobe and desk, storage shelf, carpeted flooring, radiator.

#### Bedroom Three

Double glazed window to side, double bed, wash hand basin, built-in wardrobe and desk, storage shelf, carpeted flooring, radiator.

#### Bedroom Four

Double glazed window to side, double bed, wash hand basin, built-in wardrobe and desk, storage shelf, carpeted flooring, radiator.

#### Bedroom Five

Double glazed window to side, double bed, wash hand basin, built-in wardrobe and desk, chair, storage shelf, carpeted flooring, radiator, cupboard housing pressurised hot water cylinder.

#### Shower Room

Double glazed window to side, shower cubicle with Thermostatic control shower, vanity unit with inset wash hand basin, extractor fan, partially tiled, radiator, vinyl flooring, W.C.

#### Second floor Landing

Double glazed window to side, radiator, carpeted flooring.

#### Bedroom Six

Double glazed window to front, double bed, wash hand basin, built-in wardrobe and desk, chair, storage shelf, carpeted flooring, radiator, two chests of draws.

#### Bedroom Seven

Double glazed window to side, double bed, wash hand basin, built-in wardrobe and desk, storage shelf, carpeted flooring, radiator.

#### Bedroom Eight

Double glazed window to side, double bed, wash hand basin, built-in wardrobe and desk, storage shelf, chest of draws, carpeted flooring, radiator.

#### Bedroom Nine

Double glazed window to side, double bed, wash hand basin, built-in wardrobe and desk, storage shelf, chest of draws, carpeted flooring, radiator.

#### Bathroom

Double glazed frosted window to side, panelled bath with electric shower and screen, partially tiled, wash hand basin, vinyl flooring, radiator, W.C.

#### Useful Information

#### Income Information



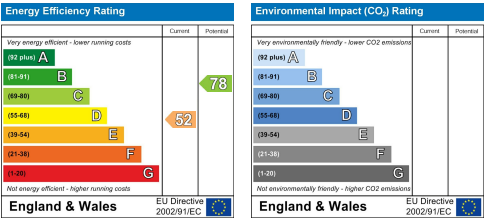
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