

19 Cheltenham Road, Lancaster, Lancashire, LA1 4SZ



£330,000

INCOME PRODUCING STUDENT HMO 5 LETTING BEDROOMS 5 EN-SUITES 2 BEDROOMS WITH KITCHENETTES | POPULAR STUDENT AREA | EXCELLENT LETTING HISTORY GREAT LOCATION WELL PRESENTED THROUGHOUT

Mighty House Estates is delighted to present an excellent investment opportunity within one of South Lancaster's most sought-after student locations.

Ideally positioned within easy walking distance of Lancaster city centre and its wide range of amenities, the property also benefits from excellent public transport links providing convenient access to both universities.

With a proven and consistent letting history, this is a future-proof investment offering strong demand from the student market and excellent potential for continued rental growth.

The property is fully let for the 2025/2026 academic year at £144 per person per week for 48 weeks, generating a gross annual income of £34,560.

It is also fully let for the 2026/2027 academic year at £149 per person per week for 48 weeks, generating a gross annual income of £35,760.

The property is to be sold with the majority of furniture and white goods included within the sale, excluding tenants' personal belongings and any items personally owned by the occupants.

The property currently benefits from a valid HMO licence granted by the

local authority. Please note that a purchaser will be required to apply for a new licence following completion.

Current landlord compliance documentation is in place, including a valid Gas Safety Certificate and Electrical Installation Condition Report (EICR), providing additional reassurance for prospective investors.

This represents a rare opportunity to acquire a well-maintained, fully let student investment property with immediate income and strong future returns in a highly desirable rental location.

Entrance Hallway



Laminate floor, radiator, stairs to the first floor.

Bedroom One



Double-glazed bay window to the front, carpeted floor, radiator.

En-Suite Shower Room



Shower cubicle with thermostatic shower, wash hand basin, heated towel rail laminate floor, extractor fan, W.C.

Lounge



Double-glazed window to the rear, laminate floor, radiator.

Kitchen/Diner



Double-glazed window to the side, range of matching wall and base units, breakfast bar, electric hob and extractor hood, integrated oven and grill, stainless steel sink, washing machine, fridge/freezer, understairs storage cupboard, door to rear yard, laminate floor, radiator.

Inner Hallway

Cupboard housing Ideal combi boiler, tiled floor, door to Cloakroom.

Cloakroom

Double-glazed window to the side, wash hand basin, tiled floor, W.C.

First Floor Landing

Radiator, stairs to the second floor.

Bedroom Two



Double-glazed window to the rear, carpeted floor, radiator.

En-Suite Shower Room



Shower cubicle with thermostatic shower, wash hand basin, heated towel rail laminate floor, extractor fan, W.C.

Bedroom Three



Double-glazed window to the rear, carpeted floor, radiator.

En-Suite Shower Room

Shower cubicle with thermostatic shower, wash hand basin, heated towel rail laminate floor, extractor fan, W.C.

Bedroom Four



Double-glazed window to the front, kitchenette with integrated sink, microwave, fridge and under sink storage space, carpeted floor, radiator.

En-Suite Shower Room

Shower cubicle with thermostatic shower, wash hand basin, heated towel rail laminate floor, extractor fan, W.C.

Second Floor Landing

Bedroom Five



Double-glazed window to the rear, kitchenette with integrated sink, microwave, fridge and under sink storage space, carpeted floor, radiator.

En-Suite Shower Room



Shower cubicle with thermostatic shower, wash hand basin, heated towel rail laminate floor, extractor fan, W.C.

Yard

Patio area and gate to access road.

Investment & Useful Information

Tenure Freehold

Council Tax Band (B) £1,914.17

This property has had a RICS survey and has been valued at £335,000. Information is available on request.

This property is let for this academic year 2025/2026 academic year at 5 X £144 PPPW X 48 (per person per week) offering an annual gross income of £34,560.

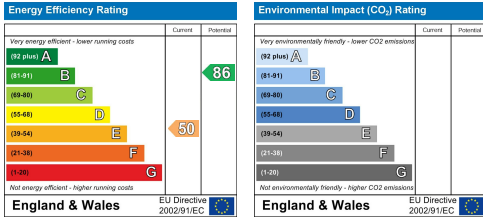
This property is also let for the next academic year 2026/2027 academic year at 5 X £149 PPPW X 48 (per person per week) offering an annual gross income of £35,760

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).



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