

4-6 Ashfield Avenue, Lancaster, LA1 5EB



£420,000

***INCOME PRODUCING HMO
STUDENT PROPERTY*** ***7
LETTINGS BEDROOMS *** 2
BATHS*** WITHIN WALKING
DISTANCE OF THE CITY CENTRE
AND TRAIN STATION***
EXCELLENT LETTING HISTORY

The property rests within walking distance of all of the amenities Lancaster has to offer, including gyms, pubs, clubs, shops and the railway station.

This was let for the last 2024/2025 academic year at 7 x £125 PPW x 48 (per person per week), offering an annual gross income of £42,000. Looking ahead, the property is advertised for the 2025/2026 academic year at a full occupancy rate of 7 tenants at £125pppw (48 weeks), offering a potential gross income of £42,000 per annum.

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).

Entrance Vestibule

Door to the hallway.

Hallway

Stairs to the first floor, tiled flooring.

Bedroom One



Double-glazed window to the front, carpeted floor, radiator, cast-iron Victorian fireplace.

Lounge/Diner



Double-glazed windows to the front, wood surround fireplace, laminate floor, radiators.

Kitchen



Double-glazed window to the rear, range of matching wall and base units, stainless steel sink, Valliant combi boiler, four-ring gas hob and extractor hood, electric oven, laminate floor, radiator, microwave.

Kitchen/Utility



Double-glazed window to the rear, range of wall and base units, stainless steel sink, door to the yard, breakfast bar, laminate floor, washing machine, two fridge/freezers, freezer.

First Floor Landing

Double-glazed window to the rear, stairs to the second floor, two radiators.

Bedroom Two



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

Bedroom Three



Double-glazed window to the front, carpeted floor, radiator, cast iron fireplace.

Bedroom Four



Double-glazed window to the front, carpeted floor, radiator, built-in cupboard.

Shower Room



Double-glazed window to the rear, shower cubicle with thermostatic shower, heated towel rail, extractor fan, wash hand basin, laminate floor, W.C.

Second Floor Landing



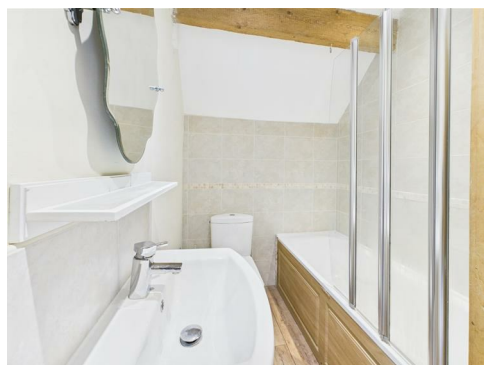
Double glazed velux window, radiator.

Bedroom Five



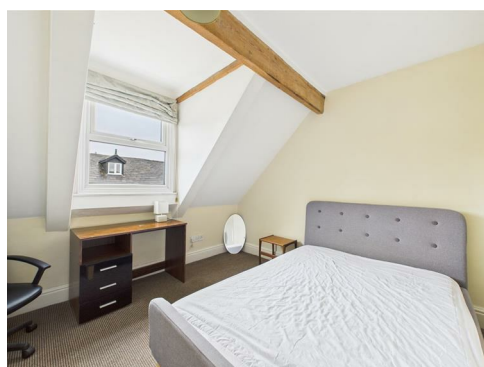
Double-glazed window to the front, carpeted floor, radiator.

Bathroom



Panelled bath with Mira electric shower, wash hand basin, laminate floor, heated towel rail, W.C.

Bedroom Six



Double-glazed window to the front, carpeted floor, radiator, built-in cupboards.

Bedroom Seven



Double-glazed velux window, carpeted floor, radiator.

Outside



Patio area and gate to access road.

Investment & Useful Information

Tenure Freehold
Council Tax Band (D) £2,408
This was let for the last 2024/2025 academic year at 7 x £125 PPW x 48 (per person per week), offering an annual gross income of £42,000
Looking ahead, the property is advertised for the 2025/2026 academic year at a full occupancy rate of 7 tenants at £125pppw (48 weeks), offering a potential gross income of £42,000 per annum.

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).

