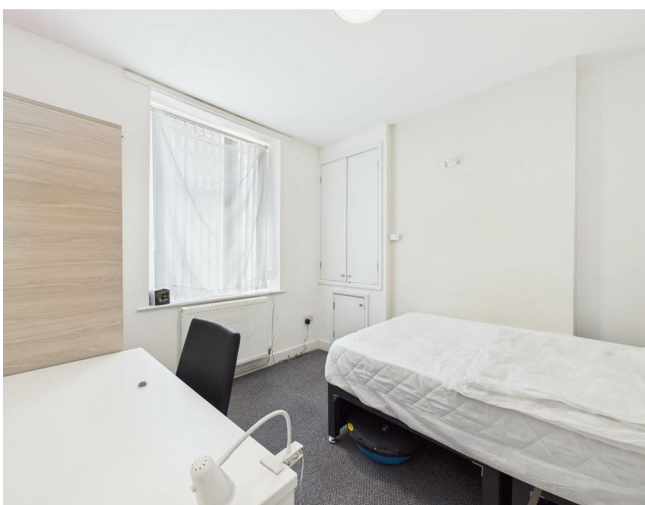


1 Albion Street, Lancaster, LA1 1DY



£230,000



Head Office: 83 Bowerham Road Lancaster LA1 4AQ
T 01524 548888 E enquiries@mightyhouse.co.uk W www.mightyhouse.co.uk



Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

INCOME PRODUCING STUDENT PROPERTY

Superb opportunity to acquire a fully income-producing investment property situated within easy reach of Lancaster city centre, with excellent bus links to both universities and a wide range of local amenities.

This deceptively spacious mid-terraced property provides three well-proportioned letting bedrooms, two with en-suite shower rooms, together with a separate shower room. Ideally positioned in a popular residential area, the property is conveniently located for both Lancaster University, which is easily accessible by bus, and The University of Cumbria. Lancaster city centre is also within walking distance, offering an excellent selection of shops, cafés, bars, restaurants and other everyday amenities, making this an attractive proposition for student tenants and investors alike.

The property has also been fully let for the 2026/2027 academic year, providing a gross annual rental income of £23,040. Together with its proven track record of consistent occupancy and strong letting history, this offers an incoming investor immediate, secure income and confidence in the property's ongoing investment potential.

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 does not need an HMO license at this time

A current landlord's gas safety certificates are in place, along with EICR (electrical installation condition reports).

Hallway

Stairs to the first floor, radiator.

Bedroom One



Double glazed window to the front, cupboard housing combi boiler and gas meter, radiator, carpeted flooring.

Lounge/Diner



Double glazed window to the rear, stone fireplace, understairs storage housing the freezer, carpeted flooring, radiator.

Kitchen



Double glazed window to the rear and double glazed door to the garden, range of matching cabinets, four plate electric hob and extractor hood, electric oven, stainless steel sink, washing machine, fridge, vinyl flooring, radiator.

First Floor Landing



Walk in storage cupboard, stairs to the first floor.

Shower Room



Shower cubicle with Mira electric

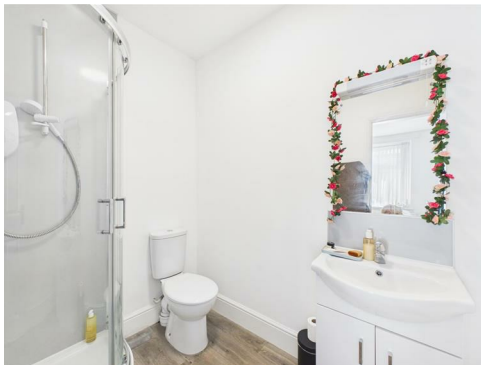
shower, vanity unit with inset wash hand basin, heated towel rail, extractor fan, vinyl flooring, W.C.

Bedroom Two



Double glazed window to the front, carpeted flooring, radiator.

En-Suite Shower Room



Shower cubicle with Mira electric shower, vanity unit with inset wash hand basin, heated towel rail, extractor fan, vinyl flooring, W.C.

Second Floor

Bedroom Three



Double glazed Velux window, carpeted flooring, radiator.

En-Suite Shower Room



Double glazed Velux window, shower cubicle with Mira electric shower, vanity unit with inset wash hand basin, heated towel rail, extractor fan, vinyl flooring, W.C.

Outside



Yard with access gate to the road.

Useful & Investment Information

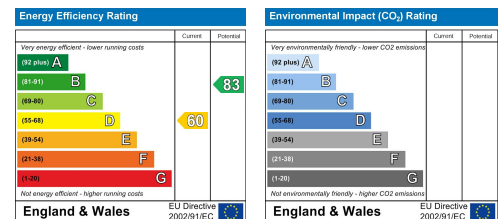
Tenure Freehold
Council Tax Band (A) £1,669
Good Letting History

The property has been fully let for the 2026/2027 academic year, providing a gross annual rental income of £23,040, offering immediate and secure income for an incoming investor.

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 does not need an HMO license at this time

A current landlord's gas safety certificates are in place, along with EICR (electrical installation condition reports).





Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

777 ft²
72.1 m²

Reduced headroom

9 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Head Office: 83 Bowerham Road Lancaster LA1 4AQ
T 01524 548888 E enquiries@mightyhouse.co.uk W www.mightyhouse.co.uk



Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054