

# 19 Cheltenham Road, Lancaster, Lancashire, LA1 4SZ



**£310,000**



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

Mighty House is pleased to present to you an excellent investment opportunity in the popular student area of South Lancaster.

The property is easily within walking distance of Lancaster City Centre and all of its amenities, with good bus routes to the universities.

With an excellent track record of letting history, this is a future-proof investment, that will continue to let well for years to come.

This property is let for this academic year 2024/2025 academic year at 5 X £135 PPW X 48 (per person per week) offering an annual gross income of £32,400.

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 Hallway



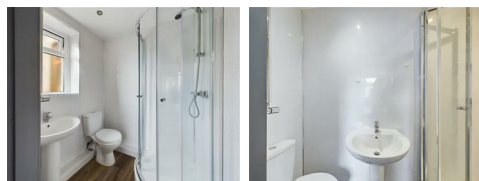
Laminate floor, radiator, stairs to the first floor.

### 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) £1756.26  
This property has had a RICS survey and has been valued at £335,000. Information is available on request.

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