

13 Palatine Avenue, Lancaster, LA1 4HD



£245,000



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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

Wonderful four-bedroom student house with reception and utility room, and a lovely rear garden.

Having been exceptionally well maintained, this delightful home immediately creates a welcoming impression. Stepping through the front door, you are greeted by a spacious entrance hallway leading to a utility room, a downstairs bedroom and a comfortable lounge. There is well-appointed kitchen off the lounge enjoying pleasant views over the rear garden. To the first floor are three well-proportioned bedrooms, a separate toilet and a modern bathroom also with its own W.C.

Outside, the established gardens provide a peaceful and private setting, creating a wonderful space to relax and enjoy the outdoors. Offered to the market with no onward chain and confirmed tenants for the 26/27 academic year, this charming buy-to-let property presents an excellent opportunity for its next owners to immediately generate income.

The property is let for the next academic year 2026/2027, £120 X 4 PPPW (per person per week) with an annual gross income of £23,040, bills included.

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).

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

Hallway

Stairs to the first floor, radiator, carpeted floor.

Utility Room



Double-glazed window to the front, range of wall and base units, stainless steel sink, washing machine and dryer, Valliant combi boiler, vinyl floor, radiator.

Bedroom One

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

Lounge/Diner



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

Kitchen



Double-glazed window to the rear, range of matching wall and base units, four plates electric hob and oven, extractor hood, dishwasher, stainless steel sink, fridge/freezer, vinyl floor, double-glazed door to the garden.

First Floor Landing

Double-glazed window to the rear, access to the loft, carpeted floor.

Bedroom Two

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

W.C.

Double-glazed window to the front, wash hand basin, vinyl floor, W.C.

Bedroom Three

Double-glazed windows to the rear, carpeted floor, radiator

Bedroom Four

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

Bathroom

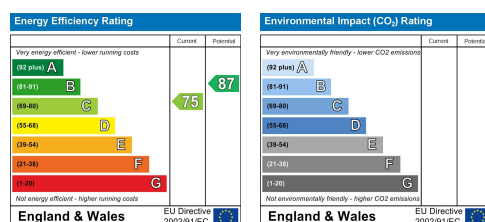


Double-glazed window to the side, panelled bath with thermostatic shower, wash hand basin, heated towel rail, vinyl floor, W.C.

with the exception of the tenant's personal belongings (such as any furniture they may have brought to the property).

This property does not require an HMO license at this time

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



Outside



Beautiful lawn gardens with a storage shed and patio area.

Investment Information

Tenure Freehold

Council Tax Band (B) £1,947

Cavity Wall Insulation

No Onward Chain

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

The property is sold with furniture and white goods included in the sale



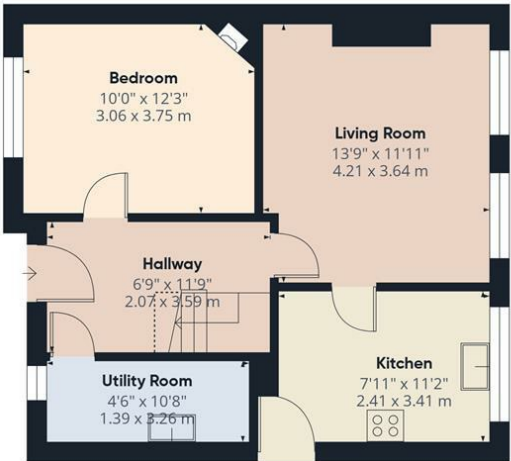
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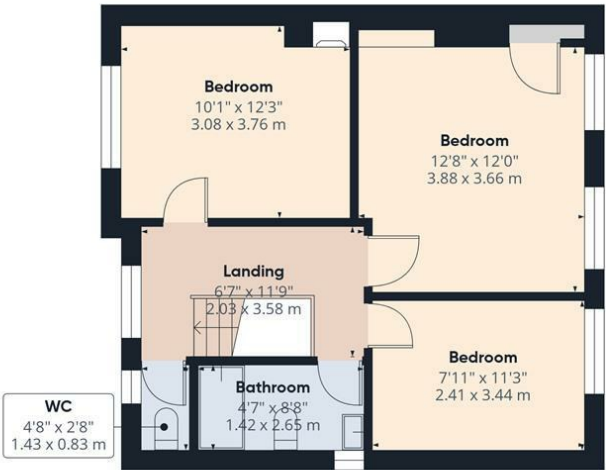
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the mark
of property
professionalism
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

987 ft²
91.8 m²

Reduced headroom

7 ft²
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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