

58 Newsham Road  
Lancaster, LA1 4DH

House - Terraced

Price Guide

**£290,000**

## Overview

- NO CHAIN
- FOUR BEDROOMS
- LET FOR THIS 2023/2024 ACADEMIC YEAR
- FUTURE PROOF INVESTMENT
- POPULAR STUDENT LOCATION

- INCOME PRODUCING STUDENT HMO
- FOUR EN-SUITES
- ALSO LET FOR THE NEXT 2024/2025 ACADEMIC YEAR
- EXCELLENT LETTING HISTORY
- EXCELLENT BUS ROUTES TO UNIVERSITIES

## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

**01524 548888**

Email: [sales@mightyhouse.co.uk](mailto:sales@mightyhouse.co.uk)



### Entrance Vestibule

Door to the hallway.

### Hallway

Stairs to the first floor, carpeted floor, radiator.

### Bedroom One

Double-glazed bay window to the front, built-in storage cupboard, carpeted floor, radiator, door to the en-suite.

### En-Suite Shower Room

Shower cubicle with Triton electric shower, vanity unit with inset wash hand basin, extractor fan, vinyl floor, W.C.

### Lounge

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

### Kitchen/Diner

Double-glazed windows to the rear and side, range of matching wall and base units, washing machine, dishwasher, four ring gas hob and extractor hood, electric oven and grill, fridge/freezer, stainless steel sink, understairs storage cupboard, vinyl floor, radiator, table and chairs.

### First Floor Landing

Walk-in storage cupboard, access to the loft.

### Bedroom Two

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

### En-Suite Shower Room

Shower cubicle with Triton electric shower, vanity unit with inset wash hand basin, extractor fan, vinyl floor, W.C.

### Bedroom Three

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

### En-Suite Shower Room

Shower cubicle with Triton electric shower, vanity unit with inset wash hand basin, extractor fan, vinyl floor, W.C.

### Bedroom Four

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

### En-Suite Shower Room

Shower cubicle with Triton electric shower, vanity unit with inset wash hand basin, extractor fan, vinyl floor, W.C.

### Yard

Spacious yard, patio area, water tap, storage shed, gate to access road.

### Investment & Useful Information

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

This property is let for this 2023/2024 academic year at 4 x £150.00 PPW x 48 (per person per week) offering an annual gross income of £28,800

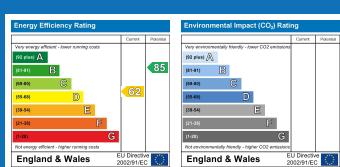
The property is also let for the next 2024/2025 academic year at 4 x £160.00 PPW x 48 (per person per week) offering an annual gross income of £30,720

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).

### Tenure Freehold

Council Tax Band (B) £1756.26



**Lancaster Office:** 53A Market Street, Lancaster, Lancashire, LA1 1JG

Phone: 01524 548888

[www.mightyhouse.co.uk](http://www.mightyhouse.co.uk)

