

## 4-6 Ashfield Avenue, Lancaster, LA1 5EB



**£420,000**



Head Office: 83 Bowerham Road Lancaster LA1 4AQ  
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## INCOME PRODUCING HMO STUDENT PROPERTY – 7 LETTING BEDROOMS | 2 BATHROOMS

Situated within walking distance of Lancaster city centre and the train station, this substantial student property offers a strong investment opportunity with an excellent letting history. The location provides easy access to a wide range of amenities, including gyms, pubs, shops, and transport links.

The property is fully let for the 2026/2027 academic year, achieving full occupancy with 7 tenants at £123 per person per week (48 weeks), generating an annual gross income of £41,328.

The sale includes all furniture and white goods, with the exception of tenants' personal belongings.

The property currently benefits from a valid HMO licence granted by the local authority (a new owner will be required to apply for their own licence upon completion).

Up-to-date landlord compliance is in place, including a valid gas safety certificate and EICR (Electrical Installation Condition Report).

### 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.

**Bedroom Five**



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

**Bedroom Seven**



Double-glazed velux window, carpeted floor, radiator.

**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.

**Bathroom**



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

**Outside**



Patio area and gate to access road.

**Second Floor Landing**



Double glazed velux window, radiator.

**Bedroom Six**



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

**Investment & Useful Information**

Tenure Freehold  
Council Tax Band (D) £2,408  
The property is fully let for the 2026/2027 academic year, achieving full occupancy with 7 tenants at £123 per person per week (48 weeks), generating an annual gross income of £41,328.

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



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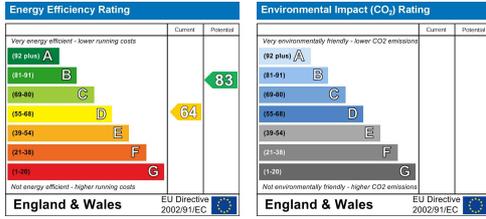
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have to apply for their own license upon completion).

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



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