



69a Penny Street
Lancaster, LA1 1XF

House - Mid Terrace

Price Guide

£415,000

Overview

- INCOME PRODUCING STUDENT HMO
- VERY WELL MAINTAINED THROUGHOUT
- FUTURE PROOF INVESTMENT
- LOCATION LOCATION LOCATION
- HEART OF THE CITY CENTRE
- TWO SHOWER ROOMS
- EXCELLENT LETTING HISTORY
- NO CHAIN

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Entrance hallway

Stairs up to the first floor.

First Floor Hallway

Stairs to the second floor, utility area.

Utility Area

Washing machine and dryer, cupboard housing consumer unit and steps down to the shower room.

Shower Room

Windows to side and rear, shower cubicle with Mira electric shower, wash hand basin, laminate floor, radiator, extractor fan, W.C.

Bedroom One

Window to front, cupboard housing combi boiler, carpeted floor, radiator.

Bedroom Two

Window to front, carpeted floor, radiator.

Bedroom Three

Window to rear, carpeted floor, radiator.

Second Floor Landing

Stairs to the third floor.

W.C

Window to the rear, laminate floor, radiator, W.C.

Kitchen/Diner/Lounge

Windows to front and rear, range of matching wall and base units, two electric ovens and extractor hood, dishwasher, two fridge/freezers, double stainless steel sink, dining table and chairs, radiators, two settees, laminate floor, TV.

Third Floor

Shower Room

Window to rear, wash hand basin, shower cubicle with Mira electric shower, extractor fan, laminate floor, W.C.

Bedroom Four

Window to rear, carpeted floor, radiator.

Bedroom Five

Skylight, carpeted floor, radiator.

Bedroom Six

Window to front, carpeted floor, radiator.

Investment Information

This property is let for this 2023/2024 academic year at 6 x £119 PPW x 48 (per person per week) offering an annual gross income of £31,049.

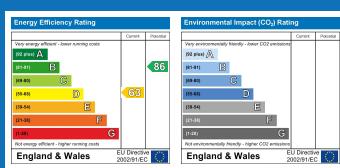
The property is also advertised for the next 2024/2025 academic year at 6 x £129 PPW x 48 (per person per week) having an expected annual gross income of £37,152.

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).

Tenure Freehold
Council Tax Band (A) £1505.37



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

Phone: 01524 548888

www.mightyhouse.co.uk

