

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



**£420,000**

\*\*\*INCOME PRODUCING HMO  
STUDENT PROPERTY\*\*\* \*\*\*7  
LETTINGS BEDROOMS \*\*\* 2  
BATHS\*\*\* WITHIN WALKING  
DISTANCE OF THE CITY CENTRE  
AND TRAIN STATION\*\*\*  
EXCELLENT LETTING HISTORY  
\*\*\*

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

This was let for the last 2024/2025 academic year at 7 x £125 PPW x 48 (per person per week), offering an annual gross income of £42,000. Looking ahead, the property is advertised for the 2025/2026 academic year at a full occupancy rate of 7 tenants at £125pppw (48 weeks), offering potential gross income of £42,000 per annum..

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 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**



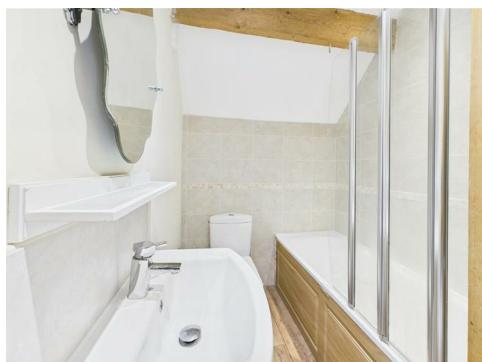
Double-glazed velux window, carpeted floor, radiator.

**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**



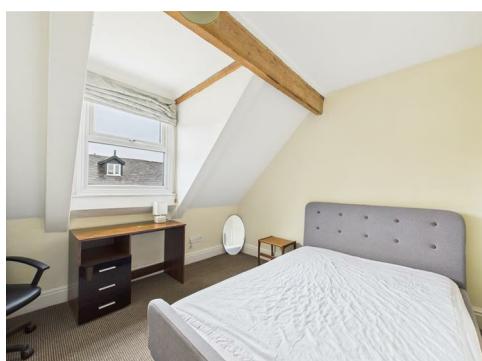
Patio area and gate to access road.

**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

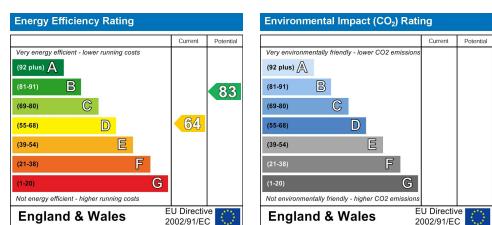
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