

89 Bowerham Road, Bowerham, Lancaster, LA1 4HJ



£400,000



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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

INCOME PRODUCING STUDENT
HMO 6 LETTING BEDROOMS 6
EN-SUITES GROUND FLOOR WC
POPULAR BOWERHAM
LOCATION EXCELLENT LETTING
HISTORY STRONG RENTAL
RETURNS WELL PRESENTED
THROUGHOUT

Mighty House Estates is delighted to present an outstanding investment opportunity within the highly sought-after student area of Bowerham, South Lancaster.

Ideally positioned within easy reach of Lancaster city centre and its extensive range of amenities, the property also benefits from excellent transport links and regular bus services to Lancaster University and the University of Cumbria, making it an attractive choice for student tenants year after year.

With an established and proven letting history, this fully licensed HMO offers investors an opportunity to acquire a high-performing asset with immediate income and strong future rental potential.

The property is fully let for the 2025/2026 academic year at £140 per person per week for 48 weeks, generating a gross annual income of £40,320.

The property is also fully let for the 2026/2027 academic year at £145 per person per week for 48 weeks, generating a gross annual income of £41,760.

Internally, the property provides six letting bedrooms, each benefiting from its own en-suite facility, together with a separate ground floor WC. The accommodation is presented to a high standard throughout and has been maintained

with the student rental market firmly in mind.

The property is to be sold with furniture and white goods included within the sale, excluding tenants' personal belongings and any items personally owned by the occupants.

The property currently benefits from a valid HMO licence granted by the local authority. Please note that a purchaser will be required to apply for a new licence following completion.

Current landlord compliance documentation is in place, including a valid Gas Safety Certificate and Electrical Installation Condition Report (EICR), providing additional reassurance for prospective investors.

Entrance Hallway



Laminate floor, radiator, stairs to the first floor.

Bedroom One



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

En- Suite Shower Room



Shower cubicle with thermostatic shower, wash hand basin, heated towel rail laminate floor, extractor fan, W.C.

Lounge



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

Kitchen/Diner



Double-glazed windows to the side, range of matching wall and base

units, breakfast bar, electric oven and hob, extractor hood, stainless steel sink, washing machine, fridge/freezer, cupboard housing Ideal combi boiler, storage cupboard housing water cylinder, door to rear yard and door to cloakroom, steps up to bedroom two.

Cloakroom

Laminate floor, wash hand basin, W.C.

Bedroom Two



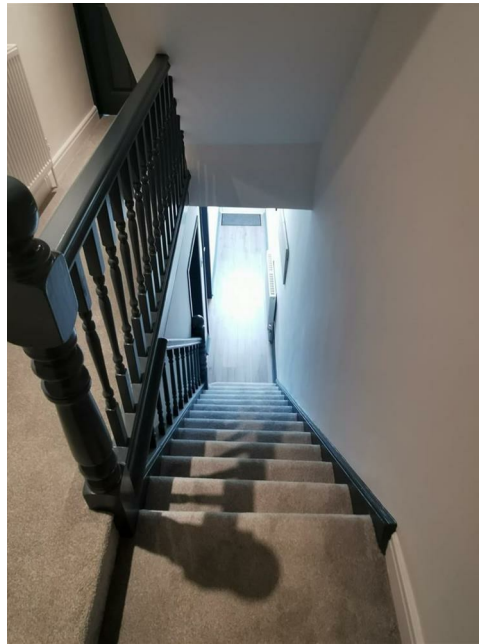
Double-glazed window to the side, carpeted floor, radiator.

En- Suite Shower Room



Shower cubicle with thermostatic shower, wash hand basin, heated towel rail laminate floor, extractor fan, W.C.

First Floor Landing



Stairs to the second floor.

Bedroom Three



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

En- Suite Shower Room

Shower cubicle with thermostatic shower, wash hand basin, heated towel rail laminate floor, extractor fan, W.C.

Bedroom Four



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

En- Suite Shower Room

Shower cubicle with thermostatic shower, wash hand basin, heated towel rail laminate floor, extractor fan, W.C.

Bedroom Five



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

En- Suite Shower Room



Shower cubicle with thermostatic shower, wash hand basin, heated towel rail laminate floor, extractor fan, W.C.

Second Floor Landing

Bedroom Six



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

En- Suite Shower Room

Shower cubicle with thermostatic shower, wash hand basin, heated towel rail laminate floor, extractor fan, W.C.

Yard

Patio area and gate to access road.

Useful & Investment Information

Tenure Freehold
Council Tax Band (C) £2,187.63
Ground floor extension to the rear.

This property has had a RICS survey and has been valued at

£400,000. Information is available on request.

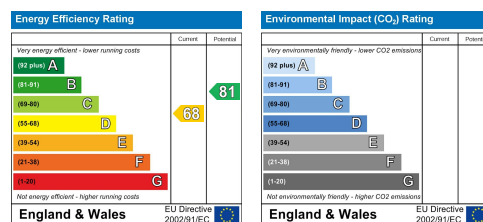
The property is also let for this academic year 2025/2026 6 X £140 X 48 (per person per week) offering an annual gross income of £40,320

The property is also fully let for the 2026/2027 academic year at £145 per person per week for 48 weeks, generating a gross annual income of £41,760.

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).





Approximate total area⁽¹⁾

1448.07 ft²
134.53 m²

Reduced headroom

47.47 ft²
4.41 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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