



39B Chapel Street  
Lancaster, LA2 0JS

House - Semi-Detached

Offers In The Region Of  
**£220,000**

# 39B Chapel Street Lancaster, LA2

House - Semi-Detached



## Overview

- Income Producing Investment
- Very Close To Lancaster University
- One Off Street Parking Space
- Excellent Location
- Good Track Record Of Letting
- Student HMO
- Three Letting Bedrooms
- Garage/Landlord Store
- Let for 2022/2023 Academic Year
- Tenure: FREEHOLD

## Selling your home?

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

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**01524 548888**

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



### Entrance Vestibule

Wood effect laminate flooring, consumer unit, door to lounge.

### Lounge

Double glazed window to front, feature fireplace with inset electric fire, radiator, stairs to the first floor, radiator.

### Kitchen/Diner

Double glazed window to rear, range of matching wall and base units, Vaillant wall mounted combi boiler, electric oven with four plate hob and extractor hood, plumbing for washing machine, stainless steel sink, tiled splashbacks, sliding patio doors to garden, door to cloakroom.

### Cloakroom

Double glazed frosted window to rear, wash hand basin, storage cupboard, radiator, coat hook, wood effect laminate flooring, W.C.

### First Floor Landing

Double glazed window to the side, linen and storage cupboard, access to the loft, carpeted flooring, radiator.

### Bedroom One

Double glazed window to rear, storage cupboard, built-in wardrobes and draws, radiator, carpeted flooring.

### Bedroom Two

Double glazed window to front, walk-in storage cupboard, radiator, carpeted flooring.

### Bedroom Three

Double glazed window to front, radiator, carpeted flooring.

### Bathroom

Double glazed frosted window to rear, panelled bath with shower, wash hand

basin, partially tiled, extractor fan, vanity unit, shaver p[point, radiator, tile effect vinyl flooring, W.C.

### Outside

Enclosed garden to the rear with lawn area, patio areas, storage shed and gate to the car park.

### Detached Garage

Useful additional storage, landlord store or workshop.

### Investment Information

The property was let for the 2021/2022 academic year with an annual gross income of £13,680 (£95 per person per week \*including bills).

The property is let for the 2023/2024 academic year with an annual gross income of £18,096 (£116 per person per week \*including bills).

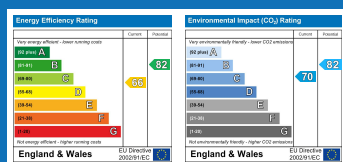
Current EICR & Landlords gas safety certificate in place.

The property is currently managed by Mighty Student Living on a fully managed basis, please call us for more details.

### Useful Information

Council Tax Band - C - £1839.97 (2022)  
EPC - D - Certificate number 6020-0224-0897-5005-2933 - Valid until 5 February 2031

Tenure: Freehold  
Water meter - TBC



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

Phone: 01524 548888

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.