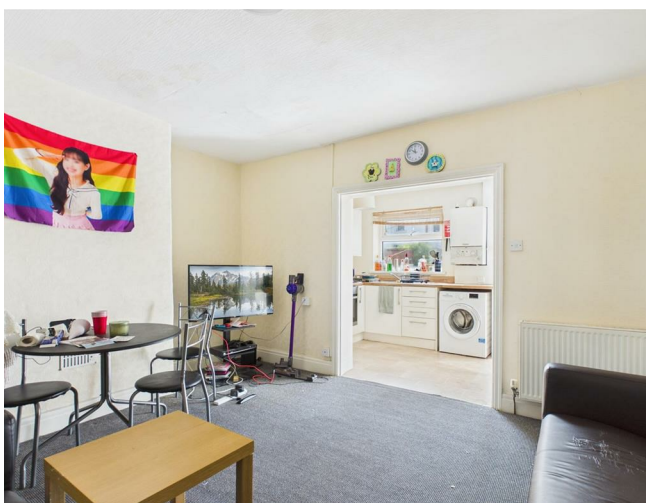


12 Sibsey Street, Lancaster, LA1 5DF



£179,000



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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

Three-bedroom student investment property with a good letting history.

The property rests within walking distance of all of the amenities Lancaster has to offer including gyms, pubs, clubs, shops, eateries, and health services. Currently let for 2026/2027 academic year at x £133 PPPW x 48 x 3 (per person per week) offering an annual gross income of £19,152

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).

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

The property is set in a highly desirable area of South Lancaster, perfectly positioned within walking distance of the train station and city centre, offering convenience and a fantastic investment opportunity. Ideally positioned in the heart of Lancaster city centre, the property is just a minute's walk from the train station, offering excellent connectivity.

Sibsey Street is a sought-after residential location, known for its tree-lined streets, characterful period homes, and strong sense of community. It is particularly popular with families and professional couples who appreciate its friendly atmosphere and convenient setting.

Entrance Hallway

Carpeted floor, radiator, stairs to the first floor.

Lounge

Currently used as a third bedroom with a double-glazed window to the front, carpeted floor, radiator.

Dining Room

Double glazed window to the rear, built in storage cupboards, under stairs storage cupboard, carpeted floor, radiator.

Kitchen

Double glazed window to the rear, range of matching wall and base units, Valliant combi boiler, electric oven and hob, extractor hood, plumbing for washing machine, space for fridge/freezer, vinyl floor, double-glazed door to the yard.

First Floor Landing

Access to the loft.

Bedroom One

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

Bedroom Two

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

Bathroom

Double glazed frosted window to the rear, bath with shower attachment, wash hand basin, tiled floor, extractor fan, radiator, W.C.

Rear Yard

Gate to access road, raised flower beds and patio area.

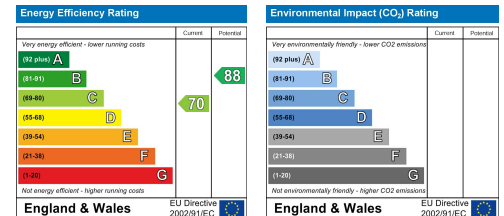
Useful Information

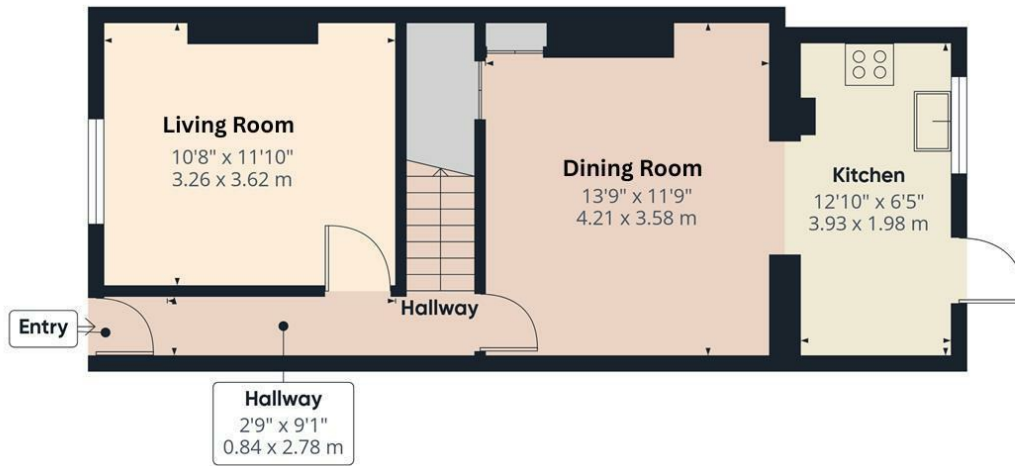
Tenure Freehold
Council Tax Band (A) £1,640.72
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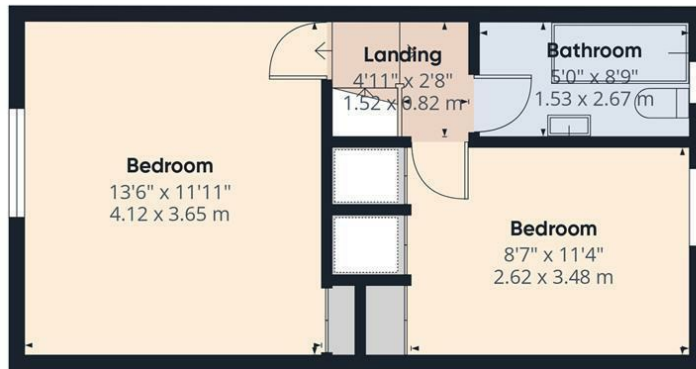
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Ground Floor



Floor 1

Approximate total area⁽¹⁾
769 ft²
71.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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