

4-6 Ashfield Avenue, Lancaster, LA1 5EB



£420,000



Head Office: 83 Bowerham Road Lancaster LA1 4AQ
T 01524 548888 E enquiries@mightyhouse.co.uk W www.mightyhouse.co.uk



Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

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 £125ppw (48 weeks), offering a 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.



Head Office: 83 Bowerham Road Lancaster LA1 4AQ

T 01524 548888 E enquiries@mightyhouse.co.uk W www.mightyhouse.co.uk



Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

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

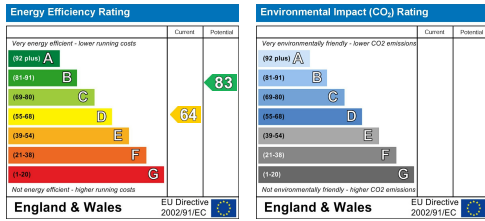
Tenure Freehold
Council Tax Band (D) £2,408
This was let for the last 2024/2025 academic year at 7 x £125 PPW x 48 (per person per week), offering an annual gross income of £42,000
Looking ahead, the property is advertised for the 2025/2026 academic year at a full occupancy rate of 7 tenants at £125pppw (48 weeks), offering a 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).



Head Office: 83 Bowerham Road Lancaster LA1 4AQ
 T 01524 548888 E enquiries@mightyhouse.co.uk W www.mightyhouse.co.uk



Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

