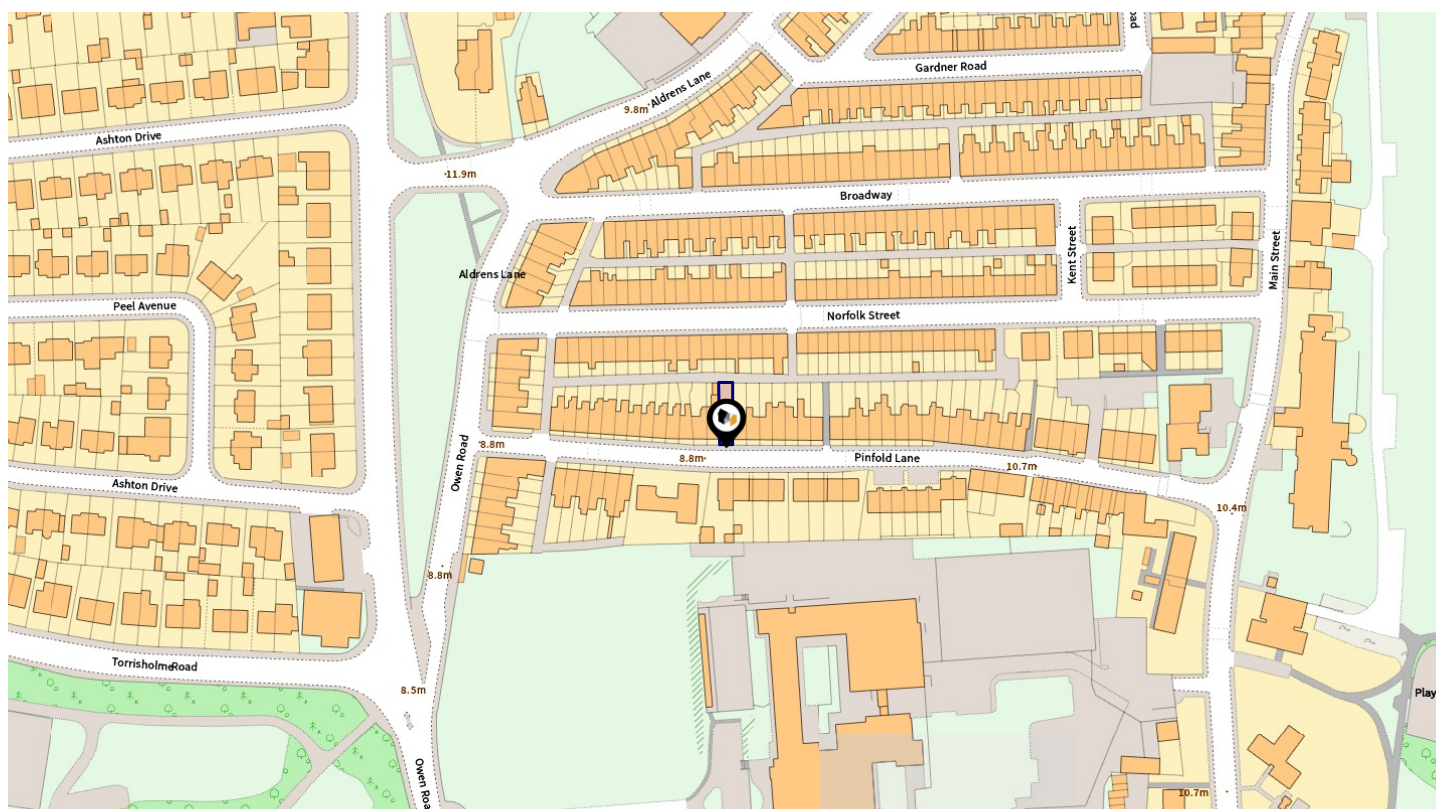


KEY FACTS FOR BUYERS

Pinfold Lane, Lancaster, LA1

June 2021



A guide to this property and the local area

JDG Lancaster

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INTRODUCTION

Welcome to Pinfold Lane - a 3 storey period home that is close to close to the River Lune. Situated just 1.5 miles north of the city centre this family-sized home has a convenient location. It is a home which is close to local schools, gives easy access to the city centre and it is located close to major transport links.

Live here and you are also close to local convenience stores. You have a choice of supermarkets - there are 3 within just 1 mile. The doctors and dentists are both within walking distance. Dog lovers enjoy the pleasing walks along the River Lune, and in the nearby Ryelands Park.

Could this be your next home? It would also make a great buy to let.

Set over three floors, four if you include the cellar, this is a large victorian terrace with three double bedrooms and an extended kitchen to the rear. A few steps lead you up to the front door and straight into the lounge with its feature wall and wooden laminate flooring. A large bay window adds light and depth to the room and there is lots of space to fit a three-piece suite should you desire. The wall has been knocked through to make an open plan feel with the dining room which then leads us through to the kitchen as the rear of the house. A galley style with countertops and units along both walls and windows facing the rear yard. there is also the door leading down to the cellar, currently only housing the utility meters and could be converted into a utility room or storage space.

The first floor has the master bedroom, positioned to the front of the house, and is the largest of the three bedrooms. the second bedroom needs fully renovating and houses the new boiler that has been fitted. On the top floor, we find a large showroom with a double shower and a small floor-level window. The final bedroom is also in the attic space with a beam and vaulted ceilings. A major refurb is required on the ceiling and window in this bedroom along with a full decoration. The house is ready for some renovation work and decorating throughout depending on taste but with no major refurbishment required this could make a very interesting prospect for many.

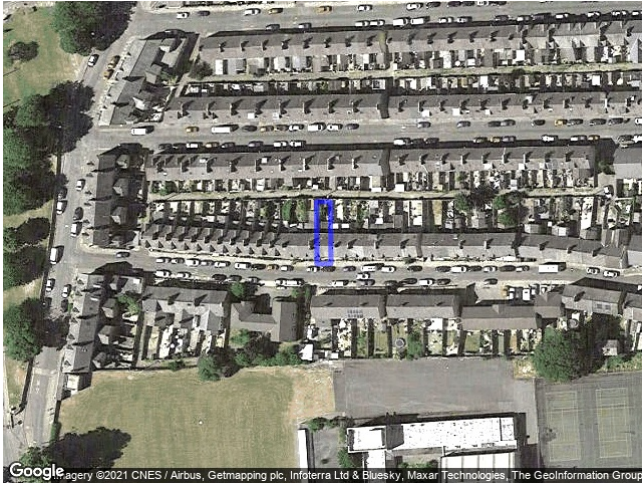
- This home has been in the same family ownership for over 40 years
- It does need some updating hence its lower asking price
- It is gas central heated.
- It is double glazed on the ground and first floor
- There is a large cellar
- There is also a rear garden, it just needs some work!

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PROPERTY OVERVIEW

PINFOLD LANE, LANCASTER, LA1



 Boundary (Land Registry Title Plan)



PROPERTY KEY FACTS

Terraced
3 Bedrooms

Floor Area: 1,187.26 ft²
110.30 m²

Plot Size: 0.03 acres

Council Tax Band: A

Annual Cost: £1,327.91 (min)

Land Registry
Title Number: LA580993

Tenure: Freehold

AREA KEY FACTS

Local Authority: LANCASTER CITY

Flood Risk: Very Low

Conservation Area: Pending for this local
authority, Lancaster

Predicted Broadband Speeds


Basic: 14 Mbps

Superfast: 78 Mbps

Ultrafast: 500 Mbps

Mobile Coverage
(based on voice calls made indoors)

EE: 

Three: 

O2: 

Vodafone: 

Satellite / Fibre TV Availability

BT: 

Sky: 

Virgin: 

PLANNING HISTORY

No Planning Records Available

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PROPERTY OVERVIEW

PHOTO GALLERY



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PHOTO GALLERY



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PROPERTY OVERVIEW

PHOTO GALLERY

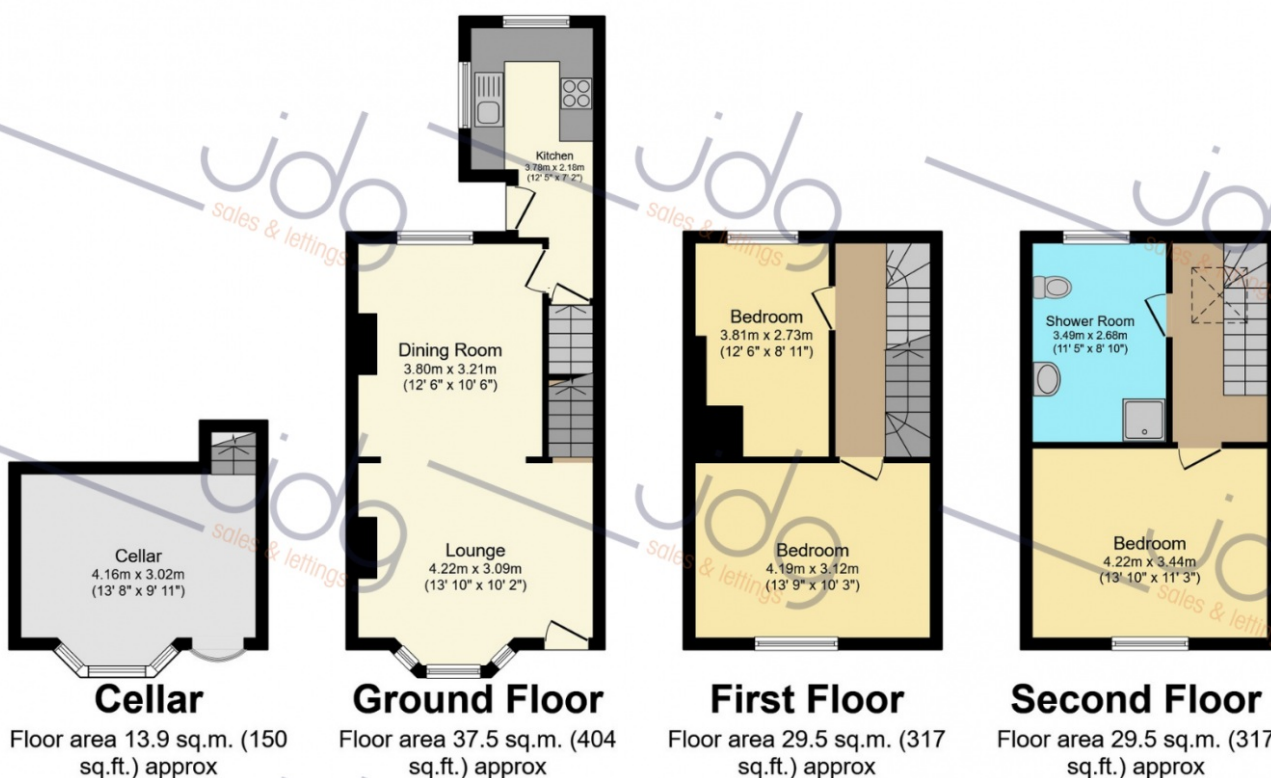


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PROPERTY OVERVIEW

FLOORPLANS



Total floor area 110.3 sq.m. (1,188 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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PROPERTY OVERVIEW

EPC

LANCASTER, LA1	Energy rating D
Valid until 14.06.2031	

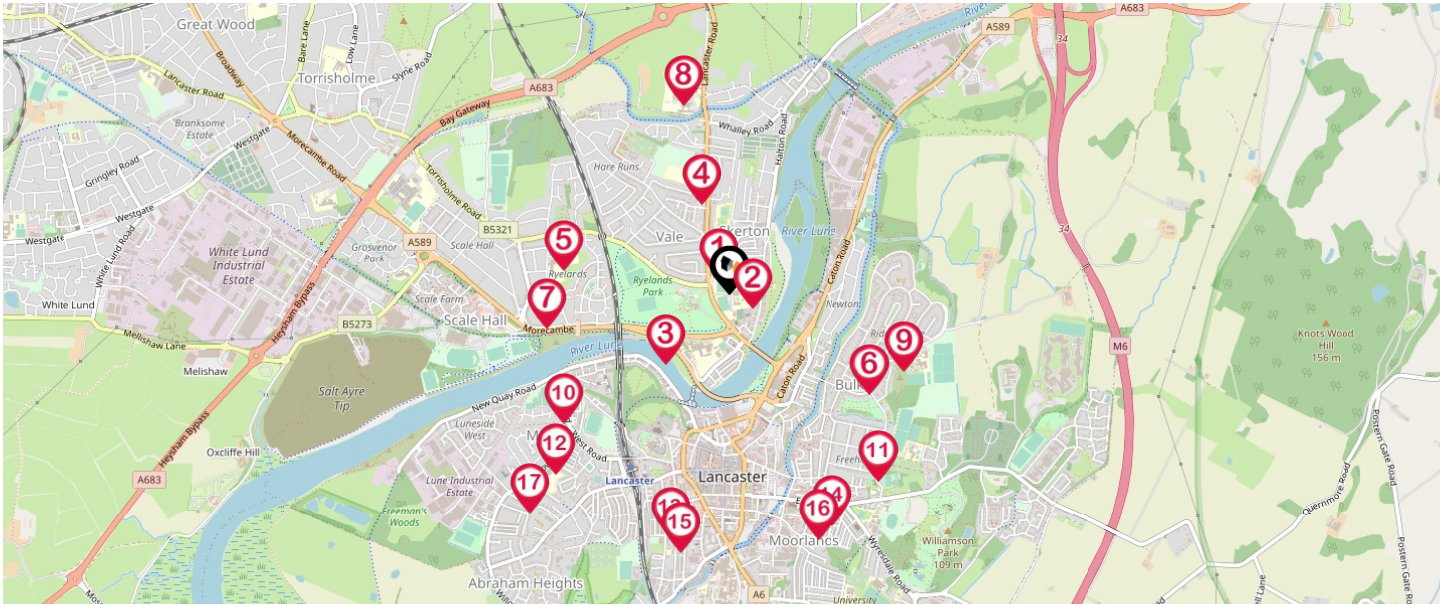
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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LOCAL AREA

NEARBY SCHOOLS & RATINGS



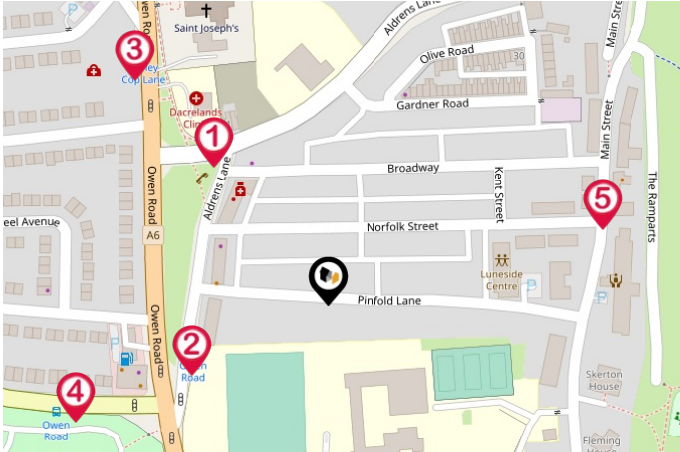
Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	St Joseph's Catholic Primary School, Lancaster	Special Measures	185	0.06 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Chadwick High School	Good	36	0.11 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Our Lady's Catholic College	Good	884	0.32 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Skerton St Luke's Church of England Primary School	Requires improvement	207	0.33 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Lancaster Ryelands Primary School	Good	411	0.57 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Castle View Primary	-	-	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Loyne Specialist School	Outstanding	117	0.63 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	Beaumont College - A Salutem/Ambito College	Good	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	Central Lancaster High School	-	555	0.68 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Lancaster Steiner School	Requires improvement	30	0.72 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Lancaster Christ Church Church of England Primary School	Good	209	0.84 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Willow Lane Community Primary School	Good	195	0.86 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Lancaster Dallas Road Community Primary School	Good	417	0.86 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Lancaster Royal Grammar School	-	1149	0.88 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15	Lancaster Girls' Grammar School	-	958	0.91 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16	The Cathedral Catholic Primary School, Lancaster	Good	203	0.91 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Appletree Nursery School	Outstanding	61	1.02 Miles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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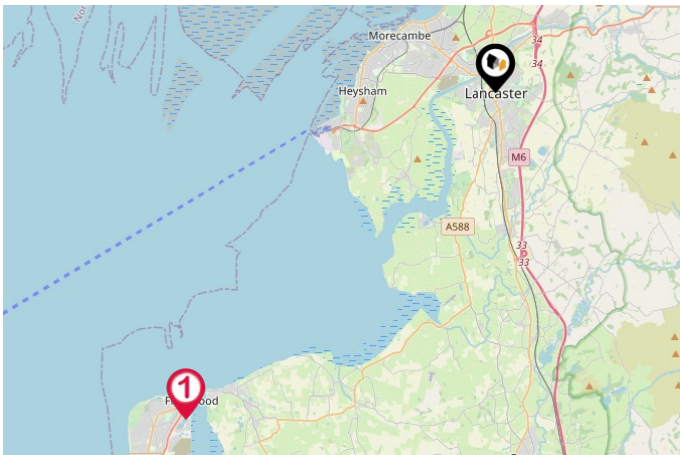
LOCAL AREA

NEAREST TRANSPORT LINKS



BUS STOPS/STATIONS

- 1 - Aldrens Lane | 0.08 miles
- 2 - Owen Road | 0.06 miles
- 3 - Barley Cop Lane | 0.13 miles
- 4 - Owen Road | 0.12 miles
- 5 - Norfolk Street | 0.13 miles



LOCAL CONNECTIONS

- 1 - Fleetwood Ferry (Blackpool Tramway) | 12.42 miles



FERRY TERMINALS

- 1 - Heysham Ferry Terminal | 4.91 miles

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LOCAL AREA

NEAREST TRANSPORT LINKS



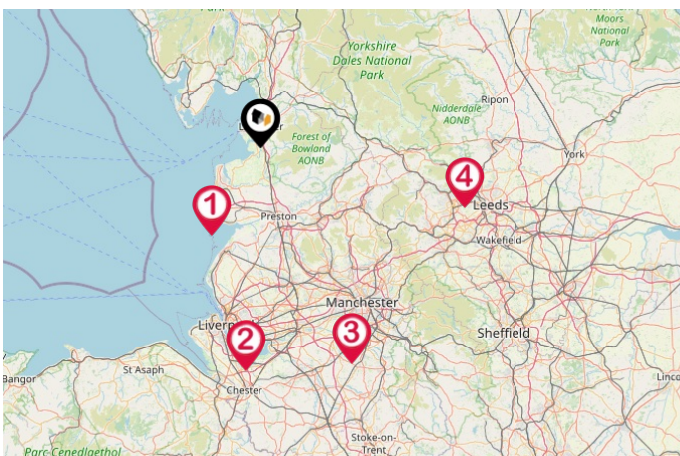
NATIONAL RAIL STATIONS

- 1 - Lancaster Rail Station | 0.77 miles
- 2 - Bare Lane Rail Station | 1.83 miles



TRUNK ROADS/MOTORWAYS

- 1 - M6 J34 | 1.44 miles
- 2 - M6 J33 | 5.22 miles
- 3 - M6 J35 | 5.17 miles
- 4 - A601(M) J35A | 6 miles
- 5 - M6 J36 | 12.73 miles
- 6 - M55 J3 | 17.8 miles
- 7 - M6 J32 | 17.75 miles
- 8 - M55 J1 | 18.15 miles
- 9 - M6 J31A | 19.46 miles
- 10 - M55 J4 | 19.81 miles



AIRPORTS/HELIPADS

- 1 - Blackpool International Airport | 21.79 miles
- 2 - Liverpool John Lennon Airport | 49.92 miles
- 3 - Manchester Airport | 52.85 miles
- 4 - Leeds Bradford International Airport | 48.18 miles

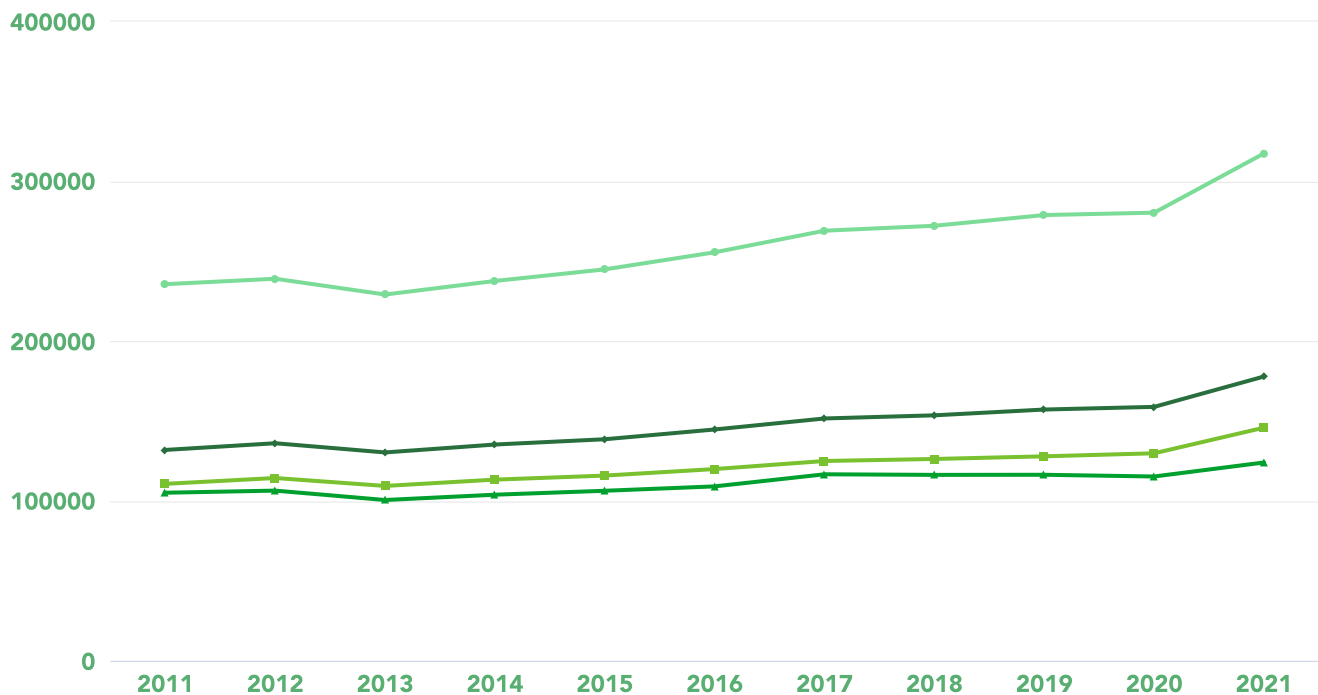
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LOCAL MARKET

HOUSE PRICE STATISTICS FOR LA1

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 17.99%



TERRACED
+ 31.75%



SEMI-DETACHED
+ 34.81%



DETACHED
+ 34.72%

£10,000

Asking Price

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DATA QUALITY

JDG Lancaster is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

Data Partners:



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