

24 Kelsey Street

Fairfield, Lancaster, Lancashire, LA1 5DL

£175,000

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This spacious terrace home is for sale with a full HMO license and is currently rented to 5 postgraduate students until September 2019. Kelsey Street is in a wonderful location close to the city centre and railway station. This property has so much to offer and is a great investment.

A brief description



The front of the home opens up to the hallway which allows access to all the rooms on the ground. The ground floor features a living room, a double bedroom, the kitchen and a three piece shower room.

Up on the first floor there are two bedrooms which are both large enough to accommodate double beds and all the furniture you will need. There is also a three piece bathroom, whilst finally on the top floor there are two further bedrooms.

The home has a courtyard style frontage and small enclosed yard to the rear. The property as you would expect is double glazed and offers a modern central heating system throughout.

Key Features

- Three Storey Terrace Home
- Currently Used as a Five Bedroom
- Bay Fronted Living Room
- Bathroom & Shower Room
- Ample Storage in the Kitchen
- Enclosed Yard to the Rear
- Full HMO Licence
- City Centre a Close Walk Away
- Rented to PhD Students until Sept 2019

A little about the area

Kelsey Street is located in the area known as Fairfield and is just a stones throw away from the heart of the city centre. Just around the corner is the railway station and there are also bus links through to the University close by.

Fairfield is very popular with a variety of buyers thanks to the large open playing fields, allotments, an orchard and nature reserve all just a minutes walk away.

The area has such a peaceful feel, yet you are so close to all the high street shops, bars, restaurants and theatres which the city has to offer.

The historic Lancaster Castle is also just down the road along with the Priory and even the remains of the Roman bath house.





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Ground floor rooms

The main entrance to the home opens into a hallway which has access to all the rooms available on the ground floor along with the stairs leading you up to the first floor level.

The main living room is to the front of the home. This space has a really bright and airy feel thanks to the large double glazed bay window to the front elevation. There is space to add a fireplace to the centre of the room if you wish however the room is heated by the radiator at present. This room has been decorated in a neutral fashion which is a continuing theme throughout the home.

The next room along the hallway is being used as a bedroom however could be a dining area depending on how you choose to use the space. This room looks out into the rear of the home and is large enough to accommodate a double bed if required.

The ground floor also has its very own three piece shower room which has been partially tiled and fitted with a walk in shower cubicle complete with an electric wall mounted shower. This room has a double glazed window to the side elevation.

To the far end of the ground floor is the kitchen which has been fitted with a great range of built in storage for all the tenants to use. This room has worktops to three sides and there is enough space for all the white goods you would expect to have. From the sink area there is a double glazed window which looks out into the enclosed yard and there is access out to the rear also from the double glazed door.

First & Second Floor Rooms

Once you are up to the first floor landing, the first room you will reach at the top of the stairs is the bathroom. This room has been fitted with a three piece suite in white which has been partially tiled and there is a shower above the bath. There is a frosted double glazed window to the side elevation. This is a bonus to have an extra bathroom in a house of this age.

To the front of the home is the master bedroom which is the largest room available in this home. The room sees the continuation of the neutral decoration and this space is a great sized double room. There is a further double bedroom also on this level to the rear of the home which like the master has been decorated in a neutral style.

Up on the top floor the landing space has two further doors leading to the other bedrooms. Once again to the front of the property there is a large double room which will easily accommodate all the furnishings you would require and there is a further bedroom to the rear of the property which is a rather generous sized single room.

The rental income

This home is currently tenanted to Postgraduate Students until September 2019 and is currently bringing in a gross rental income of £18,200 per annum. The owners pay approx £180 per year for the broadband access but the tenants cover the rest of the bills.



What we like

We like the location of this student home being so close to the city centre and the railway station is just around the corner.

The vendors also inform us that the property brings in a good return of approximately £18,200 gross per annum. Sound interesting???



Extra Information

- Council Tax Band A
- Rented until September 2019
- Annual gross income of £18,200
- The landlords pay £180 for the yearly broadband
- The tenants pay all the other bills



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