



10 Ruskin Road, Lancaster, LA1  
2EB

10 Ruskin Road, , Lancaster

## *The property at a glance*

2  1  1 

- Available Now
- Two Bedroom Terraced Property
- Fitted Kitchen
- Downstairs Family Bathroom
- Rear Yard
- On Street Parking
- EPC Rating D
- Council Tax Band B



Get in touch today

01524 401402  
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# £725

# Get to know the property



Nestled in the charming area of Ruskin Road, Lancaster, this delightful mid-terrace house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

Upon entering, you are welcomed into a cosy reception room that serves as the heart of the home, perfect for relaxation or entertaining guests. The layout is both practical and appealing, allowing for a seamless flow between the living areas. The bathroom is conveniently located, ensuring ease of access for all residents.

The location of this property is particularly advantageous, with Lancaster's vibrant city centre just a short distance away. Residents can enjoy a variety of local amenities, including shops, cafes, and parks, all within easy reach. The area is well-connected by public transport, making commuting straightforward for those who work in nearby towns or cities.

This mid-terrace house offers a wonderful blend of comfort and convenience, making it a perfect choice for anyone looking to settle in the picturesque city of Lancaster. With its inviting atmosphere and prime location, this property is not to be missed.



**10 Ruskin Road,  
Lancaster, LA1 2EB**



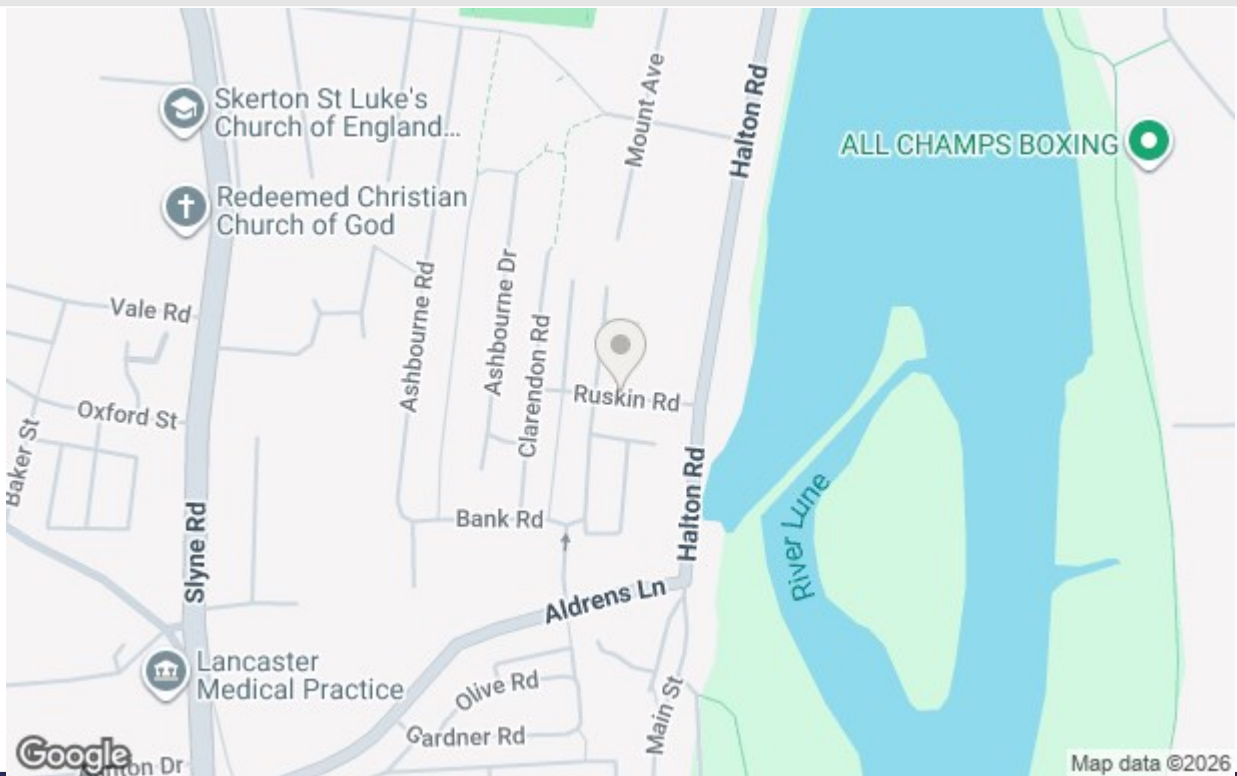
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# Take a nosey round



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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
		73	89				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	