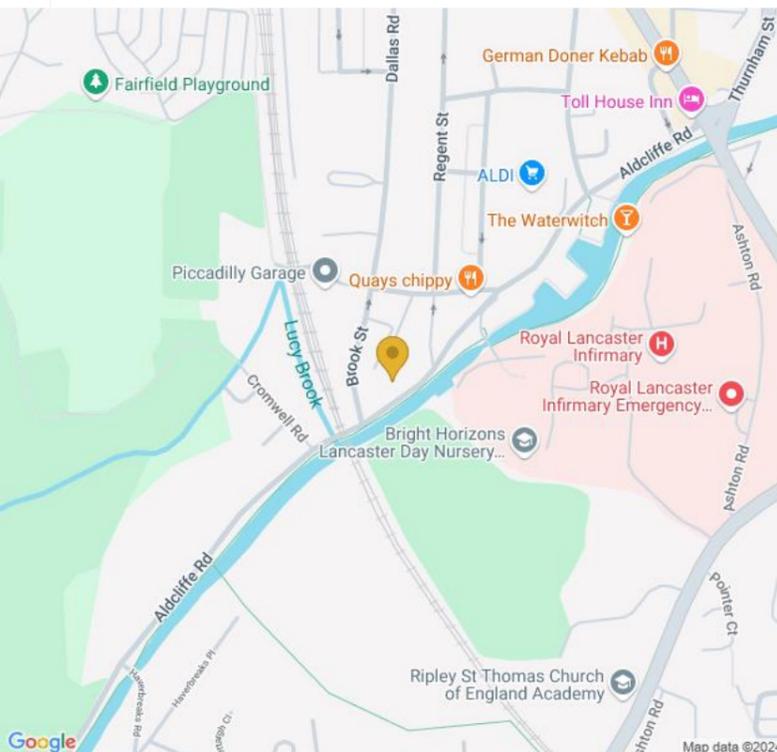


**£395,000**

Regent Street, Lancaster  
LA1



- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Six Bedroom Semi-Detached HMO Over Four Floors**
- **Two Reception Rooms, Fitted Kitchen, Spacious Rear Yard**
- **Great Location, Close To Local Shops & Schools**
- **Please Call To Avoid Missing Out**



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Lancaster LA1 1EG

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Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.



We are delighted to bring to the market this six bedroom four story town house, located in a popular area of Lancaster which is let via Lancaster University and has just had a 5 year renewal on their student accommodation licence.

Currently the tenants pay £115 pw based on a 48 week contract x 6 Students.

There is an agreement in place for the HMO to be for 7 people, and the it is envisaged that rent could be increased to £125 pw based on a 48 week contract x 7 students.

Current Rental Income £33,120.

Potential Rental Income £42,000.

The property is comprised over four levels, to the ground floor you will find a good size lounge, dining room and a fitted kitchen. To the basement you will find two good size double bedrooms and a shower room.

The first floor has another two double bedrooms and a family bathroom. To the second floor are another two double bedrooms.

To the rear is a compact garden area with gated access.

Viewing is highly recommended.

Tenure: Freehold  
Council Tax: Band C



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