

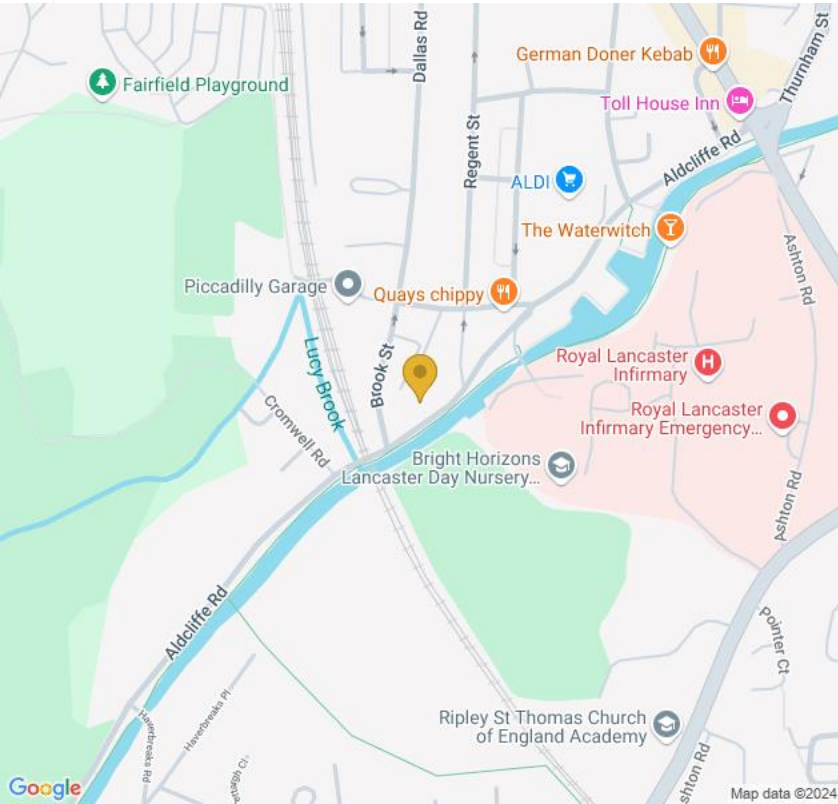


£395,000

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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Company Details - Farrell Heyworth Limited.

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

Registered in England No. 3798432

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EPC D

[www.farrellheyworth.co.uk](http://www.farrellheyworth.co.uk)





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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