



29 Dale Street, Lancaster
£290,000





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Lancaster, Lancaster

Ideal investment/family home in sought-after south Lancaster with 5 bedrooms, bathroom, shower room, HMO licence for student let, city access, rear yard for outdoor relaxation/entertainment. No chain. Perfect urban haven!

Council Tax band: B

Tenure: Freehold

- Substantial Terraced House
- 5 Bedrooms
- Bathroom & Shower Room
- Student Let w/HMO Licence
- Rear Yard
- Sought After Area
- Kitchen & Utility Room
- Easy City Access
- Transport & Travel Links
- No Chain





Location

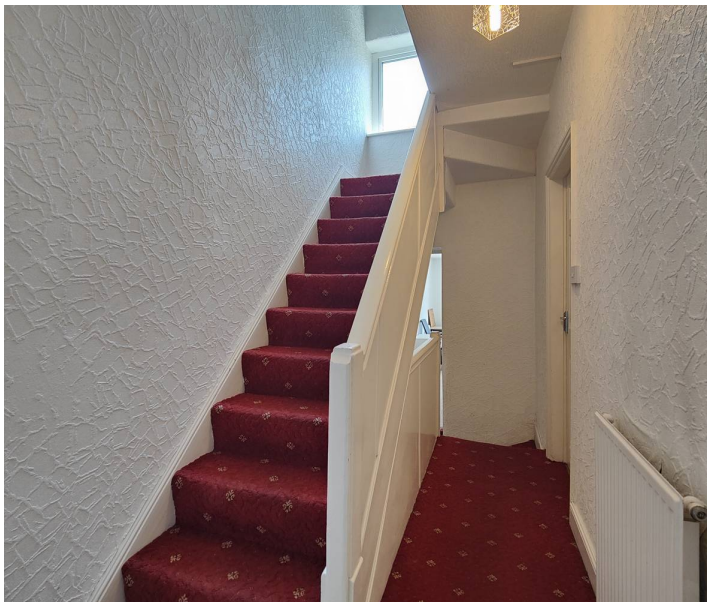
Primrose is situated in South Lancaster, just a short walk from the city centre and beside the University of Cumbria. The area enjoys great access to all of Lancaster's amenities and is served by a regular bus service connecting the city, university and local towns. Lancaster's hospitals are just a short walk down the hill and there are popular schools within easy reach. At the top of Primrose Hill a footpath runs through the old Scotch Quarry Park, past the Community Gardens and onto Wyresdale Road and Williamson Park. It really is a charming and well situated location.

The House

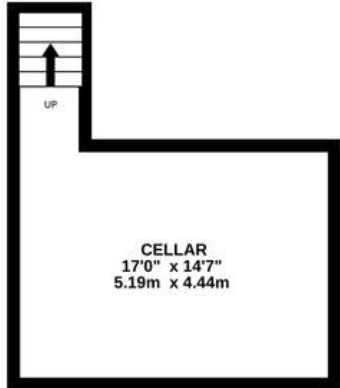
Licensed HMOs rarely come to the open market and so this really is a rare opportunity for investors looking to expand their portfolio or to take the first step in Lancaster's strong student market. This substantial bay fronted terraced house is ideally positioned and fully furnished. Equally the house offers great sized accommodation for a family looking for great access to Lancaster's many amenities. The front and back doors have thumb turn locks and the front door opens to the vestibule with a further door opening to the main hallway. The communal lounge is at the rear. There is a focal fire and plenty of space for sofas and relaxation. The kitchen is modern with gloss white cabinets and there is space for a table and chairs meaning space to dine. The kitchen door leads out to the laundry area and from there a sliding door opens to the ground floor shower room and a double glazed door with thumb turn lock opens to the rear yard. There is also a basement.

The Bedrooms & Bathrooms

The house is licenced for five bedrooms with the front lounge used as a bedroom, three bedrooms on the first floor and one on the second floor. All rooms are generous doubles. There is a ground floor shower room at the rear and on the second floor a large bathroom with over bath shower. This layout works well for the student market but again it would work equally well as a generous four bed family home with



BASEMENT
178 sq.ft. (16.5 sq.m.) approx.

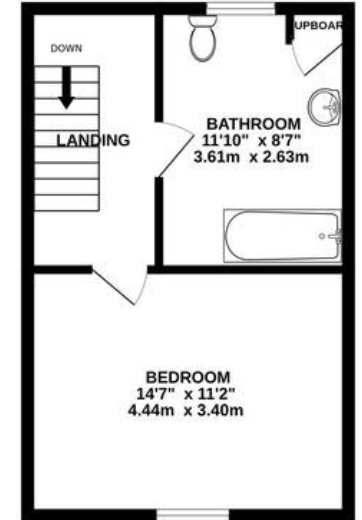


GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.

2ND FLOOR
335 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 1471 sq.ft. (136.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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