



17 South Road, Lancaster
£580,000





17 South Road

Lancaster, Lancaster

Prime city centre 8-bed mid-terrace, ideal investment opportunity generating £40,800 annually as student let. 2 entrances, communal areas, modern kitchen, tranquil garden. Easy access to amenities, transport links. Rare chance for high rental income in central location.

Council Tax band: C

Tenure: Freehold

- Mid Terrace w/ 2 Entrances
- 8 Study Bedrooms
- Current Student Let £40,800 PA
- Licenced HMO w/ No Chain
- Communal Lounge & Kitchen Diner
- 4 Floors & 3 Shower Rooms
- Modern Kitchen
- Charming Rear Garden
- City Centre Location
- Transport & Travel Links





Current Student Let

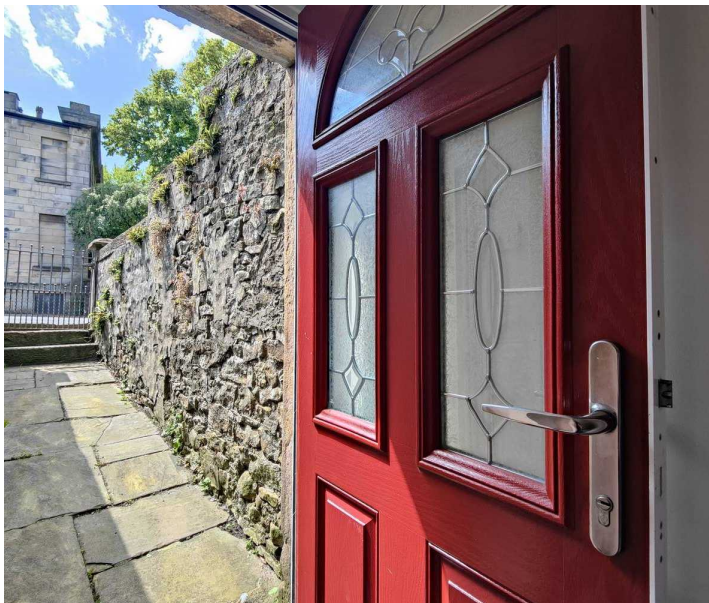
17 South Road is a licenced HMO and is fully let for the 2024/25 academic year. Being situated on the main road with plenty of bus connections and walking distance to the hospital makes this a popular choice. The study bedrooms are let at £425 PCM to the end of June 2025.

The House

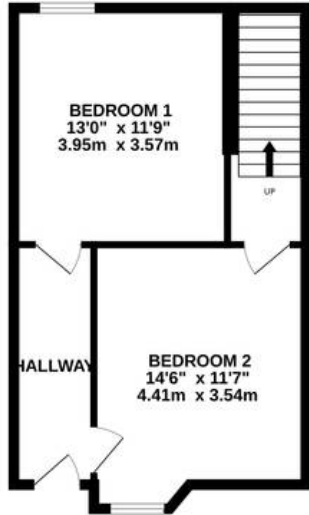
A substantial, impressive terraced house. To the ground floor the house offers generous communal living spaces with a bay fronted lounge to the front which has full height double doors connecting to the kitchen diner. For ease of living in a shared house the kitchen has two integrated hobs and two integrated ovens. There is plenty of space for the kitchen table and chairs and there is a breakfast bar to the side. There is a separate utility room at the rear, a shower room and access to a charming rear garden. Stairs lead down to the lower ground floor where you will find a second external front entrance door.

Study Bedrooms

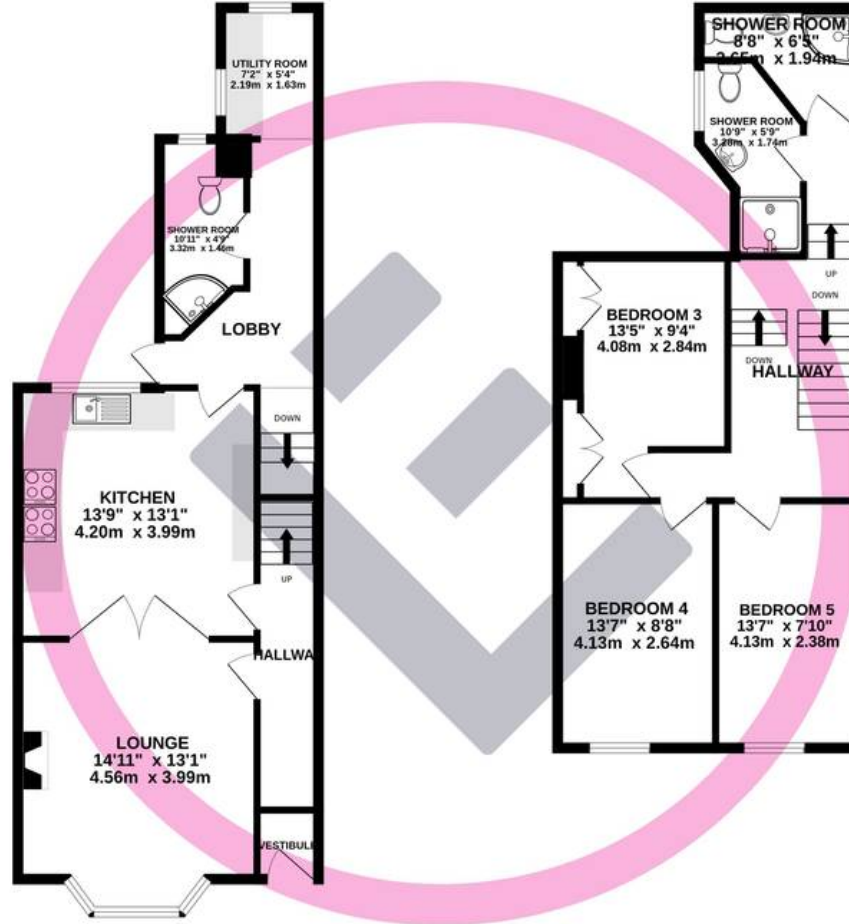
There are eight fully furnished study bedrooms. On the lower ground floor there are two, one to the front and one to the rear. On the first and second floors you will find three study bedrooms and a shower room on each floor.



BASEMENT
421 sq.ft. (39.1 sq.m.) approx.



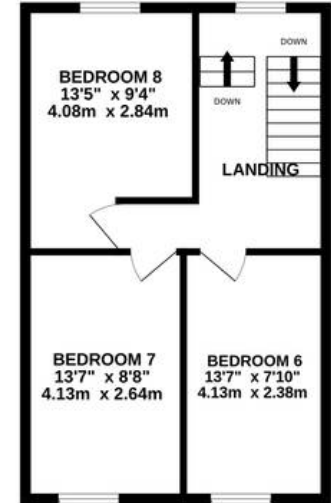
GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



2ND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 2018 sq.ft. (187.5 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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