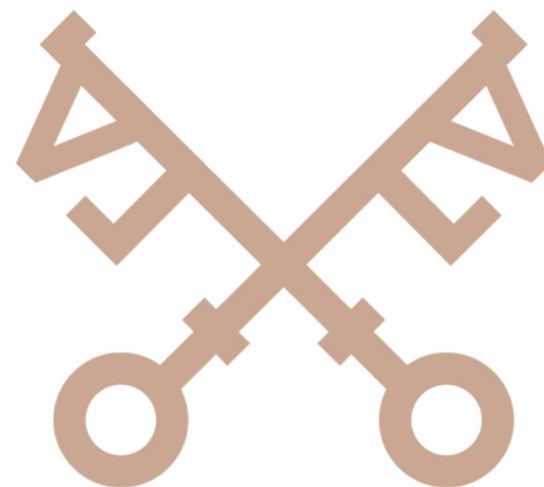




4 South Road
Lancaster

 **lunevalley**
ESTATES.

SOUTH ROAD, LANCASTER



The property already enjoys a proven track record as a reliable income generator. South Road is regarded as one of Lancaster's most advantageous areas for rental demand, thanks to the constant flow of students, medical professionals, postgraduates and young commuters who all seek the convenience of living close to the city centre. The ability to walk to the RLI, the University of Cumbria, and Lancaster's shops, cafés and transport connections ensures that demand for accommodation here remains strong throughout the year. The presence of a major university bus stop only moments away further reinforces the appeal for Lancaster University students and staff, providing exceptionally straightforward transport links for tenants.

Throughout the house, gas central heating, double glazing and neutral decoration ensure a comfortable environment for occupants. The attractive original features, combined with the generous proportions of the rooms, provide further scope for investors who may wish to enhance the specification in the future. There is significant potential to upgrade the property into a high-end professional HMO or premium student residence, with possible opportunities to introduce en-suite facilities or enhanced communal spaces. Alternatively, the property also holds long-term potential for conversion back into a substantial family home, should the next owner wish to consider a resale strategy in the future.



Property Type:

*Terraced
House*

Square Footage:

2894_{sqft}

Council Tax Band:

D

EPC Rating:

E

Tenure

Freehold

Take a closer look...





Why Lancaster?

THE LOCATION OF 4 SOUTH ROAD IS ONE OF ITS GREATEST ASSETS. ITS POSITION JUST OFF THE POINTER ROUNDABOUT PLACES IT AT THE HEART OF LANCASTER'S CENTRAL DISTRICT, ENSURING OUTSTANDING ACCESS TO BOTH THE CITY CENTRE AND KEY EMPLOYMENT AND EDUCATIONAL HUBS. TENANTS VALUE THE ABILITY TO LIVE WITHIN WALKING DISTANCE OF SHOPS, RESTAURANTS, ENTERTAINMENT, PUBLIC TRANSPORT AND MAJOR INSTITUTIONS, ALL WHILE BENEFITING FROM THE CONVENIENCE OF BEING MINUTES FROM THE MAIN UNIVERSITY BUS ROUTE. SUCH A BLEND OF ACCESSIBILITY AND CONNECTIVITY MAKES THIS PROPERTY PARTICULARLY ATTRACTIVE TO A WIDE TENANT BASE, RESULTING IN CONSISTENTLY HIGH OCCUPANCY AND MINIMAL VOID PERIODS.

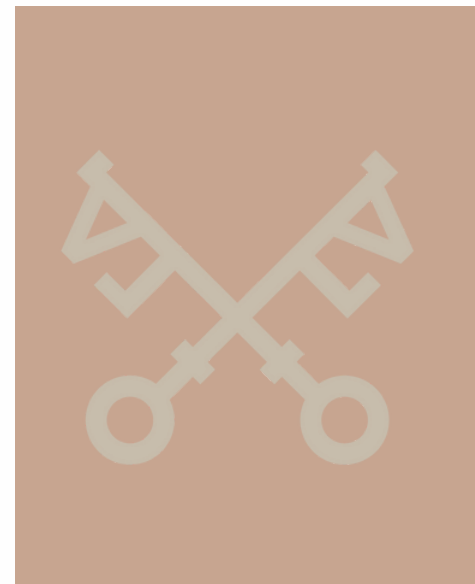
4 South Road, Lancaster





OUTSIDE, TENANTS CAN ENJOY A PAVED YARD AREA AND, BEYOND THAT, AN UNEXPECTEDLY GENEROUS ENCLOSED GARDEN. THE LAWNED SPACE, BORDERED BY MATURE TREES, IS A RARE ADVANTAGE FOR AN HMO SO CLOSE TO THE CITY CENTRE AND SIGNIFICANTLY ENHANCES TENANT SATISFACTION AND RETENTION.













WHERE CAN I FIND...



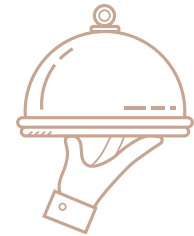
The Closest University

University of Cumbria - 2 Minute
drive & 11 Minute Walk
Lancaster University - 7 Minute
Drive



The Local Shop?

Aldi - 3 Minute Drive & 7
Minute Walk



A Delicious Meal?

Water Witch - 3 Minute
Drive & 7 Minute Walk



Somewhere Nice to Walk the Dog?

Nice walks around the
historic city of Lancaster



A Refreshing Pint?

The White Cross - 3 Minute
Drive & 8 Minute Walk



Closest Transport Links

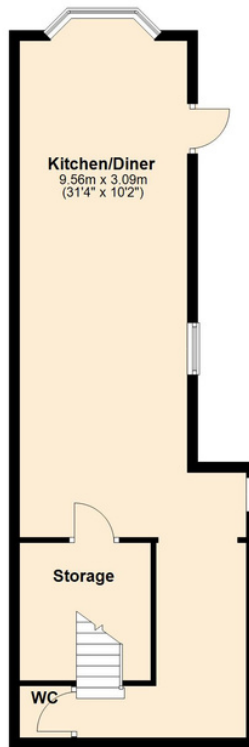
Bus - Pointer Stop - Right on
your Doorstep

Rail - Lancaster Station 5
Minute Drive & 15 Minute
Walk

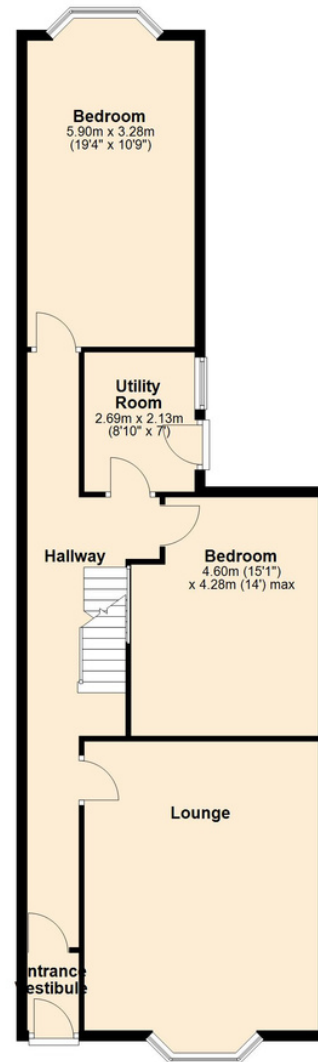




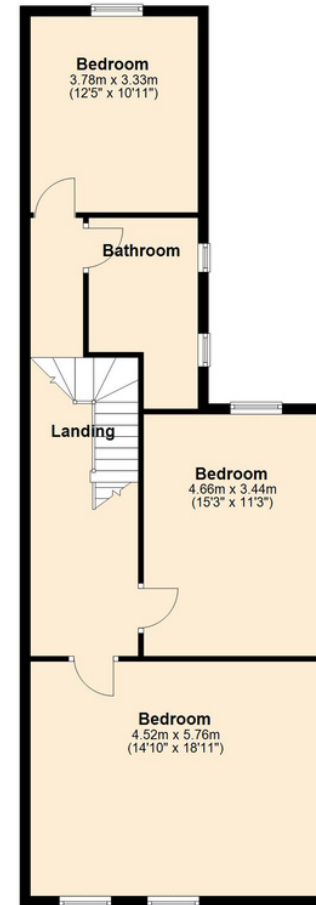
Basement
Approx. 49.4 sq. metres (531.8 sq. feet)



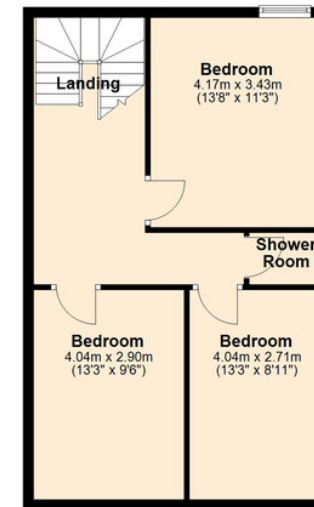
Ground Floor
Approx. 88.4 sq. metres (951.9 sq. feet)



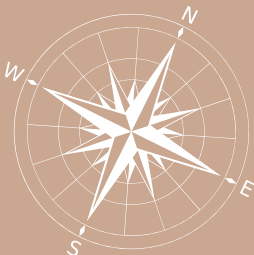
First Floor
Approx. 77.9 sq. metres (838.3 sq. feet)



Second Floor
Approx. 53.2 sq. metres (572.7 sq. feet)



Total area: approx. 268.9 sq. metres (2894.7 sq. feet)



Whilst every attempt has been made to ensure the accuracy of this floorplan, 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.

4 South Road

Lancaster

4 South Road, Lancaster, LA1 4XD



///lobby.flown.panel



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