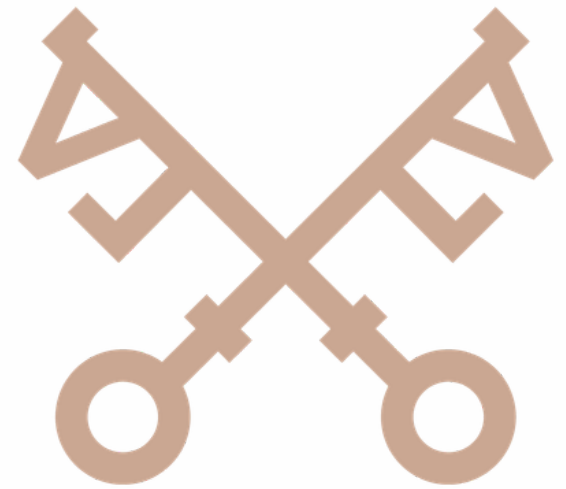




1 Golgotha Road
Lancaster

 **lunevalley**
ESTATES.

1 GOLGOTHA ROAD, LANCASTER



An outstanding investment opportunity in one of Lancaster's most desirable student locations, this substantial six-bedroom end-terraced HMO on Golgotha Road offers an exceptional blend of strong rental returns, high-quality accommodation, and long-term tenant appeal. Currently delivering a superb 10% yield and generating an annual income in excess of £40,000, this is a rare chance to acquire a high-performing, fully established investment in the heart of Lancaster.

The property is entered via the main hallway, creating an inviting first impression with practical storage space and access to the principal ground floor accommodation. To the front elevation is Bedroom One, a spacious double bedroom featuring a large bay window allowing plenty of natural light. As with all six bedrooms in the property, this room benefits from fitted furnishings including a study desk and private sink unit, creating a practical and desirable student living space. Also accessed from the hallway is the generous communal lounge, offering an excellent social space for tenants with ample room for both relaxing and dining. To the rear, the main kitchen is well appointed with a range of fitted wall and base units, ample worktop space, integrated cooking facilities, and dedicated fridge and freezer storage, providing a practical and functional hub for shared living. Stairs from the hallway lead to the first floor, while additional access from the kitchen leads down to the basement level. The first floor offers three further well-proportioned double bedrooms, all thoughtfully arranged to maximise comfort and practicality for student tenants. Bedroom Two is a bright and comfortable double room with fitted furnishings, including a dedicated study desk and private sink unit. Bedroom Three is a spacious double bedroom offering excellent proportions and natural light, complete with fitted furnishings including a study desk and private sink unit. Bedroom Four is another generous double room positioned to the front of the property, offering ample natural light along with fitted furnishings, a study desk, and private sink unit. This level comprises Bedroom Five and Bedroom Six, both generous double bedrooms with fitted furnishings, dedicated desk space, sink units, and natural light. A modern shower room serves this floor, finished to a high standard with contemporary fittings. There is also a secondary kitchen/utility area, providing additional cooking, laundry, and storage facilities. This practical space adds further convenience for tenants and increases the overall efficiency of shared living.



Property Type:

*End
Terrace*

Square Footage:

1574 sqft

Council Tax Band:

B

EPC Rating:

D

Tenure

Freehold

Take a closer look...





Why Lancaster?

SITUATED IN THE HIGHLY DESIRABLE BOWERHAM AREA OF LANCASTER, GOLGOTHA ROAD IS WIDELY REGARDED AS ONE OF THE CITY'S MOST POPULAR STUDENT RENTAL LOCATIONS, CONSISTENTLY ATTRACTING STRONG TENANT DEMAND YEAR AFTER YEAR. THE PROPERTY IS IDEALLY POSITIONED FOR BOTH LANCASTER UNIVERSITY AND THE UNIVERSITY OF CUMBRIA, WITH EXCELLENT PUBLIC TRANSPORT LINKS AND REGULAR BUS ROUTES PROVIDING CONVENIENT ACCESS TO BOTH CAMPUSES AND THE CITY CENTRE. LOCAL AMENITIES ARE ALL WITHIN EASY REACH, INCLUDING CONVENIENCE STORES, SUPERMARKETS, CAFÉS, AND EVERYDAY SERVICES, MAKING THIS AN EXCEPTIONALLY PRACTICAL LOCATION FOR STUDENT LIVING. LANCASTER CITY CENTRE IS JUST A SHORT DISTANCE AWAY, OFFERING A VIBRANT MIX OF RETAIL, LEISURE, AND DINING OPTIONS, ALONG WITH DIRECT RAIL LINKS TO MANCHESTER, LONDON, AND BEYOND FROM LANCASTER RAILWAY STATION. THE SURROUNDING AREA IS ALSO WELL SERVED BY GREEN SPACES, WITH WILLIAMSON PARK NEARBY, ADDING FURTHER APPEAL TO THIS ALREADY SOUGHT-AFTER LOCATION.

Golgotha Road, Lancaster





EXTERNALLY, THE PROPERTY BENEFITS FROM VALUABLE PRIVATE OUTDOOR SPACE, AN INCREASINGLY RARE FEATURE FOR STUDENT HMOs IN THIS HIGHLY SOUGHT-AFTER LOCATION. THIS ADDITIONAL OUTDOOR AREA PROVIDES PRACTICAL SPACE FOR TENANTS AND FURTHER ENHANCES THE OVERALL APPEAL OF THE PROPERTY. TO THE SIDE, A SUBSTANTIAL OFF-ROAD PARKING AREA OFFERS AMPLE SPACE FOR MULTIPLE VEHICLES, A SIGNIFICANT ADVANTAGE FOR BOTH TENANTS AND VISITORS. THE COMBINATION OF OUTDOOR SPACE AND GENEROUS PARKING ADDS FURTHER VALUE TO AN ALREADY IMPRESSIVE INVESTMENT OPPORTUNITY, SETTING THIS PROPERTY APART FROM MANY COMPARABLE STUDENT RENTAL PROPERTIES IN THE AREA.









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WHERE CAN I FIND...



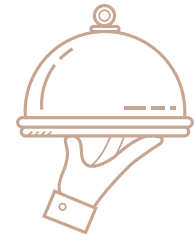
The Closest Schools?

St Bernadette's Primary - 2
Minute drive & 9 Minute Walk
Lancaster University - 5 Minute
Drive



The Local Shop?

Tesco Express - 2 Minute
Walk



A Delicious Meal?

Waterwitch - 5 Minute
Drive & 17 Minute Walk



Somewhere Nice to Walk the Dog?

Nice walks around the
historic city of Lancaster



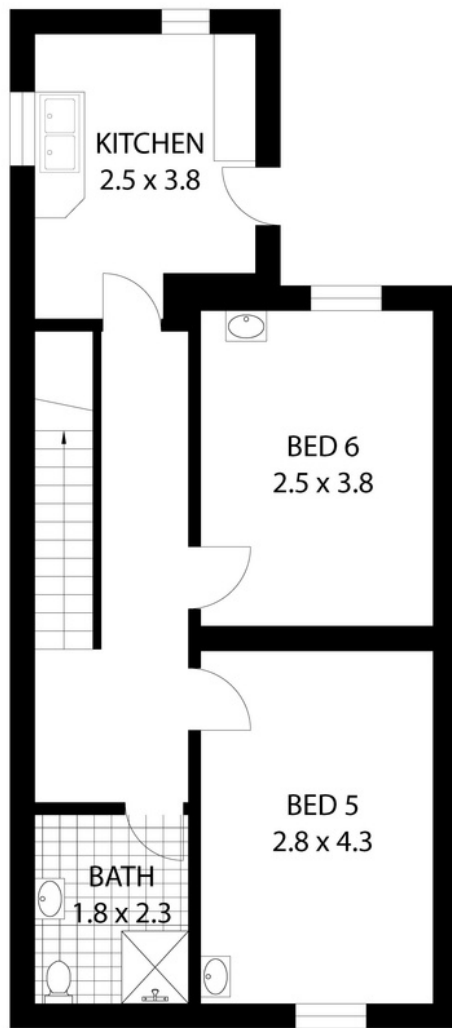
A Refreshing Pint?

The Bowerham - 2 Minute Walk

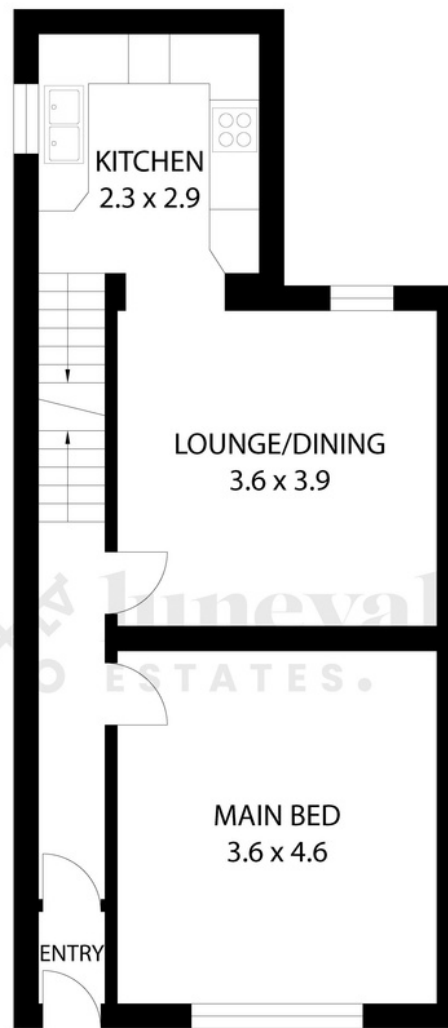


Closest Transport Links

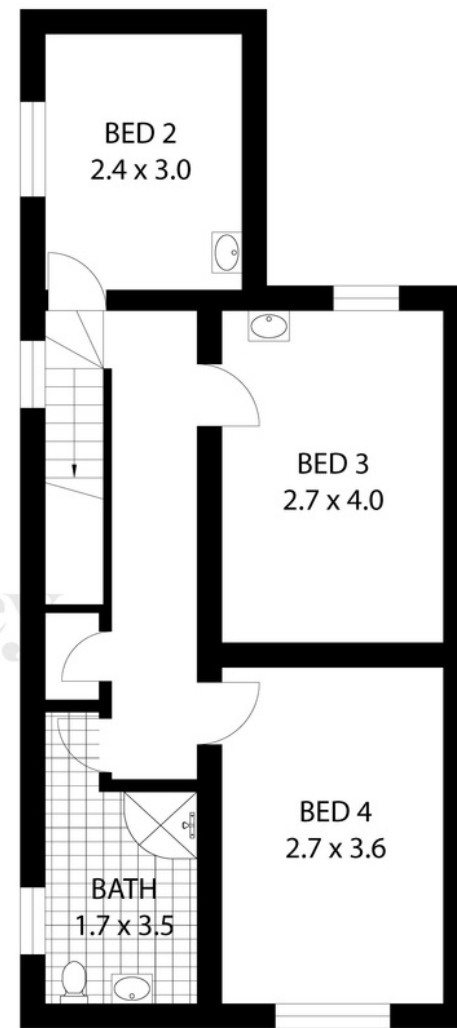
Bowerham Hotel Bus Stop - 1
Minute Walk
Lancaster Railway Station - 7
Minute Drive & 25 Minute
Walk



BASEMENT



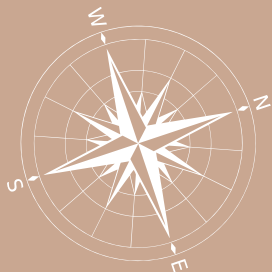
GROUND FLOOR



FIRST FLOOR

INTERNAL AREA = 146.2 SQ.M - 1,574 SQ.FT

DISCLAIMER: PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.



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.

1 Golgotha Road

Lancaster

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