

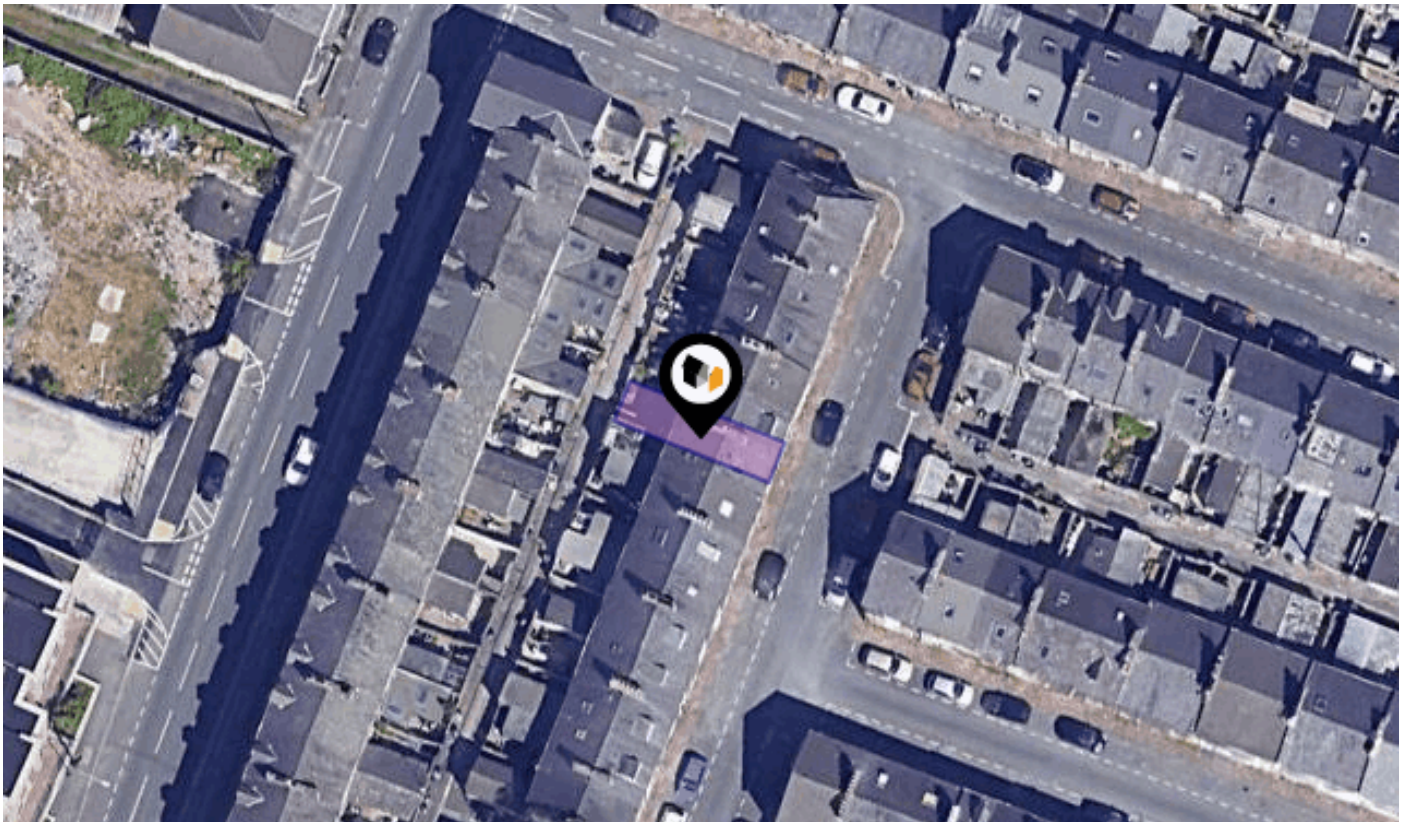


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 20th January 2024



HINDE STREET, LANCASTER, LA1

Asking Price : £165,000

JDG Estate Agents

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The Location

Welcome to Hinde Street, a prime location in the sought after area of 'Canal Quarter'. Just a brief stroll from the bustling city centre, this locale offers proximity to the canal, bus station, and a state-of-the-art student development on Bulk Road.

With minimal through traffic, the area is kept peaceful and quiet, whilst also providing easy access to Sainsbury's supermarket, Kingsway, and Parliament Street retail parks.

Property overview

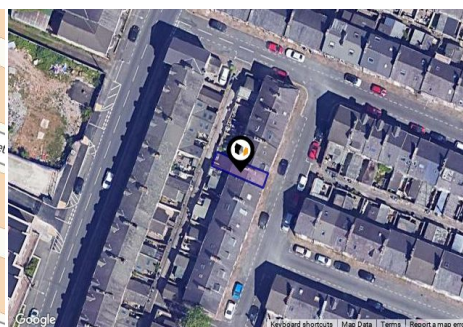
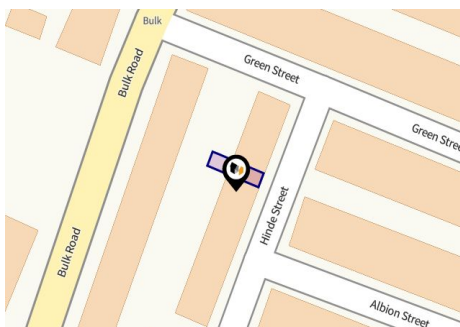
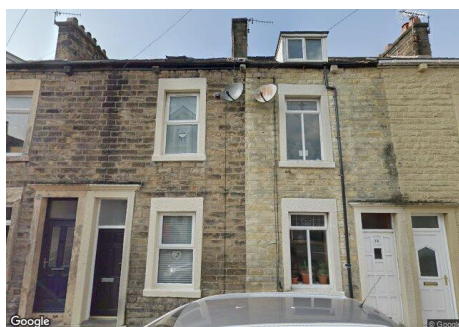
This inviting three-bedroom terrace home spans three floors, with recent renovations transforming the ground floor into a contemporary haven. The renovation, undertaken five years ago, included meticulous damp proof coursing, new flooring, freshly plastered walls, and the installation of a sleek white gloss kitchen equipped with a Neff oven and a five-ring hob. The ground floor seamlessly combines a relaxing living room with a spacious kitchen/diner, creating an ideal space for both unwinding and entertaining.

Ascending to the first floor reveals two well-appointed bedrooms and a three-piece bathroom, providing comfort and convenience. The top floor boasts a generously-sized bedroom, offering a private retreat.

Outside, a rear yard awaits, providing a delightful space to enjoy in the warmer months. This special home is available now chain free.

Additional information

- Tastefully presented period home set over 3 floors
- Ground floor renovated in the last 5 years (damp proof course conducted, new flooring, plastered walls and new kitchen installed)
- Single glazed windows and gas central heated throughout (Boiler installed 2016)
- Rear yard, perfect for entertaining in during the warmer months
- This property is available CHAIN FREE
- Popular location in Central Lancaster



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	710 ft ² / 66 m ²
Plot Area:	0.01 acres
Year Built :	Before 1900
Council Tax :	Band A
Annual Estimate:	£1,395
Title Number:	LA706774
UPRN:	100010468160

Last Sold £/ft ² :	£46
Asking Price:	£165,000
Tenure:	Freehold

Local Area

Local Authority:	Lancashire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	79 mb/s	9000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos



Gallery

Photos



HINDE STREET, LANCASTER, LA1



Property

EPC - Certificate



Hinde Street, LA1

Energy rating

D

Valid until 08.01.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Property

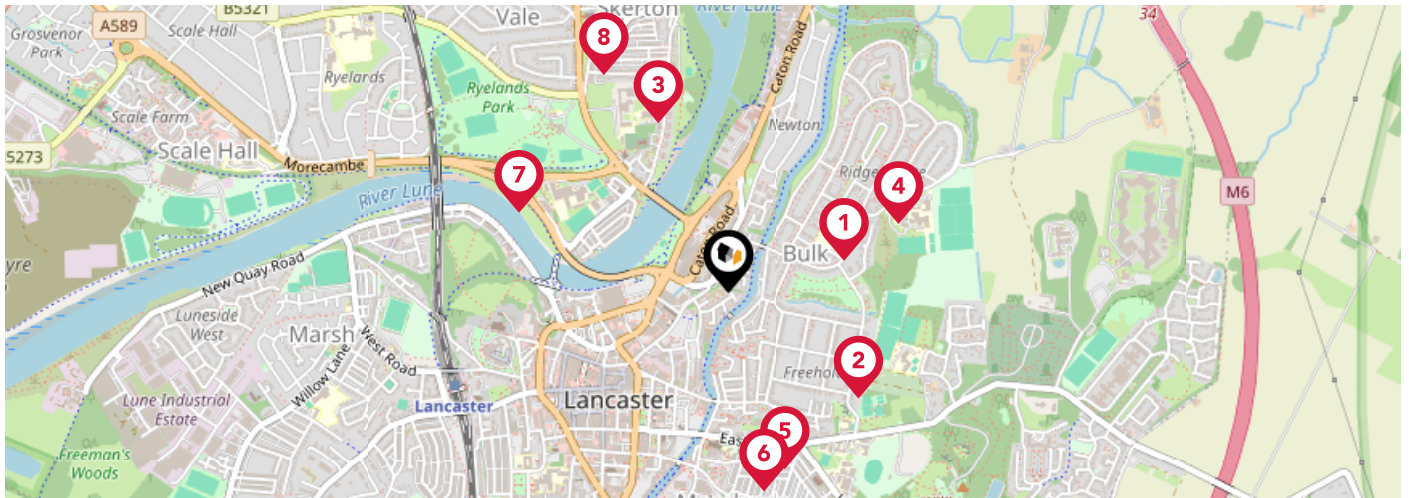
EPC - Additional Data



Additional EPC Data

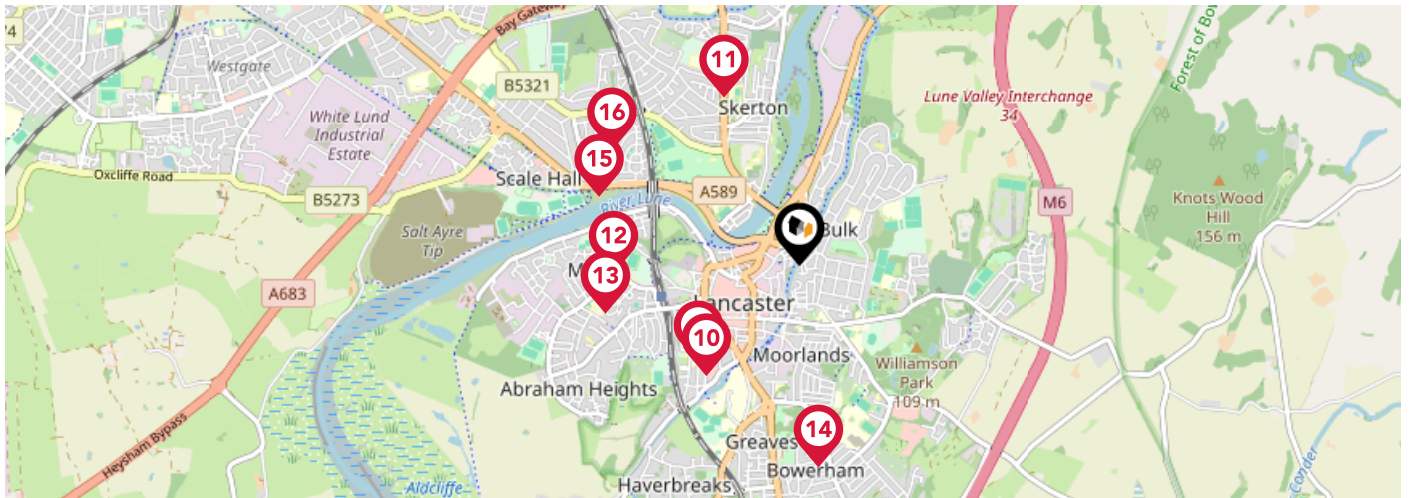
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 75% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	66 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Castle View Primary Ofsted Rating: Not Rated Pupils:0 Distance:0.26	☐	☒	☐	☐	☐
2	Lancaster Christ Church Church of England Primary School Ofsted Rating: Good Pupils: 209 Distance:0.37	☐	☒	☐	☐	☐
3	Chadwick High School Ofsted Rating: Good Pupils: 36 Distance:0.4	☐	☐	☒	☐	☐
4	Central Lancaster High School Ofsted Rating: Good Pupils: 555 Distance:0.4	☐	☐	☒	☐	☐
5	Lancaster Royal Grammar School Ofsted Rating: Good Pupils: 1149 Distance:0.4	☐	☐	☒	☐	☐
6	The Cathedral Catholic Primary School, Lancaster Ofsted Rating: Good Pupils: 203 Distance:0.44	☐	☒	☐	☐	☐
7	Our Lady's Catholic College Ofsted Rating: Requires Improvement Pupils: 884 Distance:0.49	☐	☐	☒	☐	☐
8	St Joseph's Catholic Primary School, Lancaster Ofsted Rating: Special Measures Pupils: 185 Distance:0.54	☐	☒	☐	☐	☐

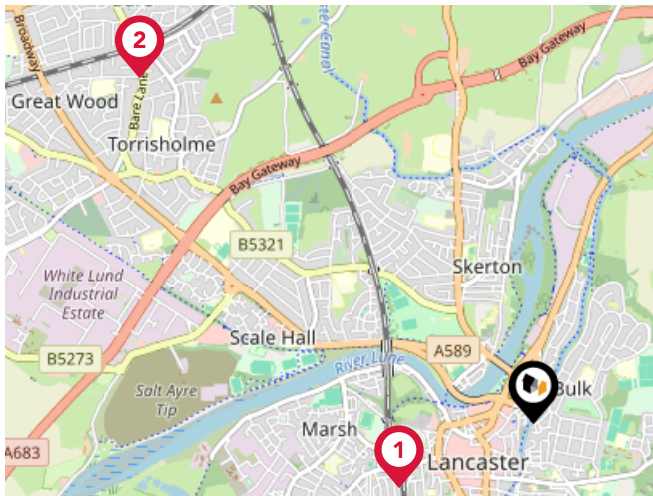
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Lancaster Dallas Road Community Primary School Ofsted Rating: Good Pupils: 417 Distance:0.61	☐	☒	☐	☐	☐
10	Lancaster Girls' Grammar School Ofsted Rating: Outstanding Pupils: 958 Distance:0.63	☐	☐	☒	☐	☐
11	Skerton St Luke's Church of England Primary School Ofsted Rating: Good Pupils: 207 Distance:0.8	☐	☒	☐	☐	☐
12	Lancaster Steiner School Ofsted Rating: Requires improvement Pupils: 30 Distance:0.81	☐	☒	☐	☐	☐
13	Willow Lane Community Primary School Ofsted Rating: Good Pupils: 195 Distance:0.87	☐	☒	☐	☐	☐
14	Bowerham Primary & Nursery School Ofsted Rating: Good Pupils: 484 Distance:0.89	☐	☒	☐	☐	☐
15	The Loyne Specialist School Ofsted Rating: Outstanding Pupils: 117 Distance:0.92	☐	☒	☒	☐	☐
16	Lancaster Ryelands Primary School Ofsted Rating: Good Pupils: 411 Distance:0.96	☐	☒	☐	☐	☐

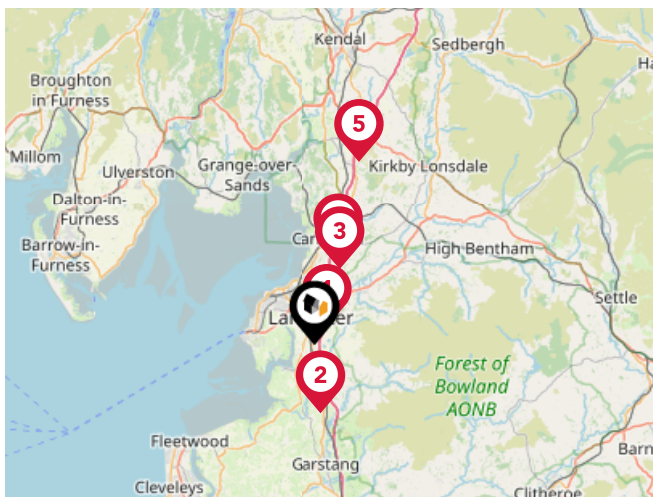
Area

Transport (National)



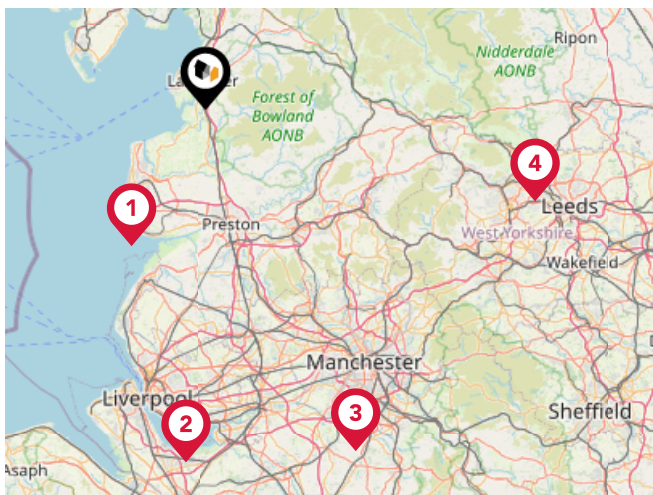
National Rail Stations

Pin	Name	Distance
1	Lancaster Rail Station	0.65 miles
2	Bare Lane Rail Station	2.28 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J34	1.56 miles
2	M6 J33	4.77 miles
3	M6 J35	5.47 miles
4	A601(M) J35A	6.33 miles
5	M6 J36	13.07 miles

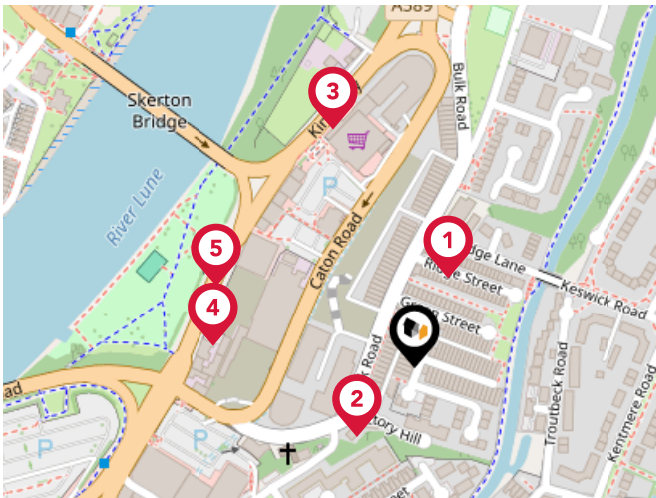


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	21.54 miles
2	Liverpool John Lennon Airport	49.52 miles
3	Manchester Airport	52.37 miles
4	Leeds Bradford International Airport	47.83 miles

Area

Transport (Local)



Bus Stops/Stations

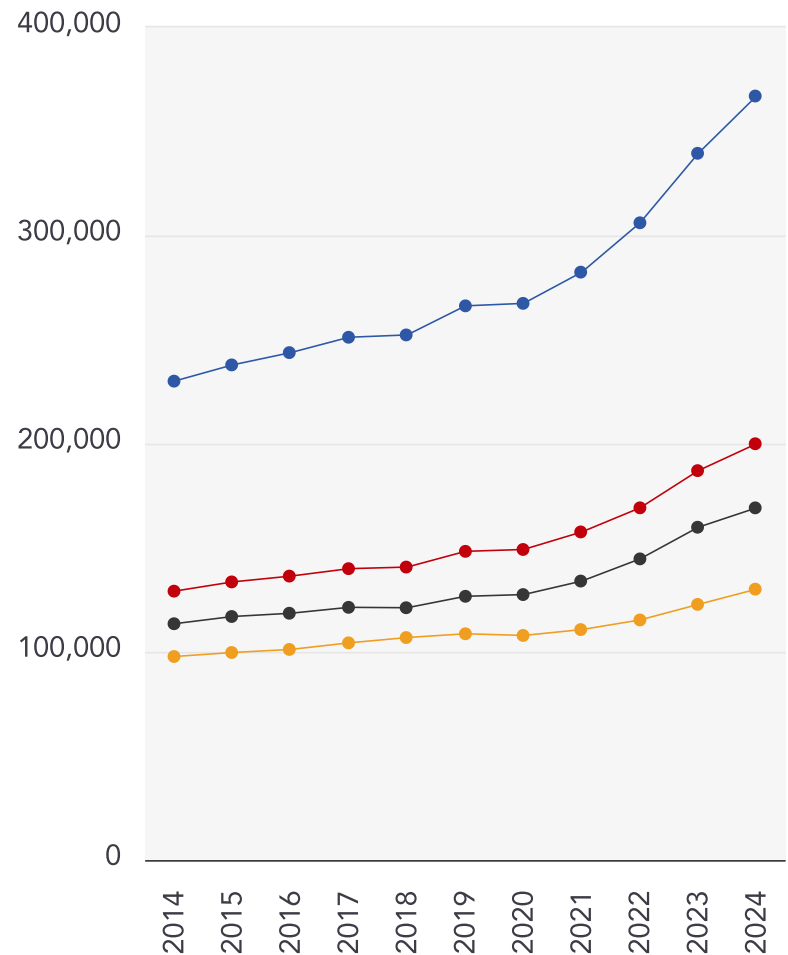
Pin	Name	Distance
1	Bulk Road	0.05 miles
2	St Leonards Gate	0.05 miles
3	Caton Road	0.14 miles
4	Parliament Street	0.11 miles
5	Parliament Street	0.12 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in LA1



Detached

+59.53%

Semi-Detached

+54.82%

Terraced

+49.03%

Flat

+33.1%

Testimonial 1



JDG is a very experienced agency and I cannot recommend their professional services strongly enough to anyone who wants to sell their house using a reliable, honest, and efficient team of people. The communication and good advice were just two of the benefits constant throughout the process. Thank you, John, Michelle and Louisa.

Testimonial 2



We had been on the market for seven months with an estate agent and no offers. We decided to go with JDG as they had good reviews. The house was sold two days after going live with them. The whole process from start to finish was professionally handled.

Testimonial 3



I really couldn't find any fault with the service provided, from start to finish the communication was brilliant, they kept us up to date on all progress and issues and ultimately did what we wanted which was to sell our house. From creating the listing to feedback from viewings, everything was as or better than expected. I would use them again for sure and have no hesitation in recommending them to anyone else.

Testimonial 4



The experience with JDG has been exceptional throughout. Every member of the team we had contact with was professional and demonstrated a real passion for what they do. We were making a big move to an island in Scotland and again they showed understanding of that challenge and could not have been more helpful.



/JDGEstateAgents



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JDG Estate Agents

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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