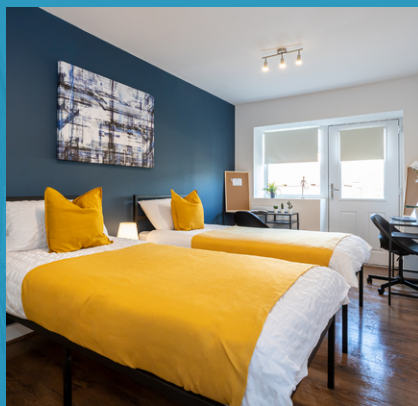


Glodwick & Brompton House, 12 Glodwick, Oldham, OL4 1AH

£750,000

- 2 Beautifully Presented Properties
- 11 Rooms In Total, Including All Ensuite/ Some Kitchenette
- Gross Income £88,080.00 PA
- Centrally Located in Oldham With High Demand For Co-Living/HMO
- Comprehensive, High-Specification Refurbishment Completed In 2023
- Fully Licensed and Compliant
- Independent RICS Valuation Report
- Income Producing From Day One
- 3 Year Fully Repairing and Insuring Company Let Available
- Yielding 7.5% Yearly Return After All Costs With No Void Periods
- Market Rents Are Also An Option On This Property On A Gross Yield Of 11%
- On Road Parking
- Buyer's Fee Applies



Property Overview

Introducing two fantastic investment properties – two recently refurbished HMOs offering comfortable and contemporary living. Nestled in a sought-after neighbourhood and offering lucrative returns. Consisting of 2 properties renovated from a former leisure centre, there are 11 rooms in total, each with its own kitchenette and ensuite, as well as shared living areas, the property offers both privacy and the ability to co-actively share these well presented spaces. Finished to a high standard, each HMO presents a combination of modern aesthetics and practicality, offering tenants comfort and convenience. With their strategic locations and good quality renovations, these two HMO properties set a good standard for shared accommodations.

Situated in Greater Manchester, this vibrant area offers a range of facilities. With convenient access to major transport networks including the M60 motorway and Oldham's well-connected public transportation system. The local area offers a diverse range of amenities, including shopping centres, supermarkets, restaurants, and leisure facilities. The area is known for its rich history and cultural heritage, as well as beautiful parks and green spaces scattered throughout the area.

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Income

Total Income: £88,080.00 PA
Gross Yield: 11.74%

Glodwick -

Room 1 £550 / Room 2 £550 / Room 3 £550 / Room 4 £550 / Room 5 £550 / Room 6 £550 /

Total; £3,300 PCM / £39,600 PA

Brompton House -

Room 1 £800 / Room 2 £800 / Room 3 £840 / Room 4 £800 / Room 5 £800 /

Total; £4,040 PCM / £48,480 PA

Combined Total PCM £7,340 / PA £88,080.00

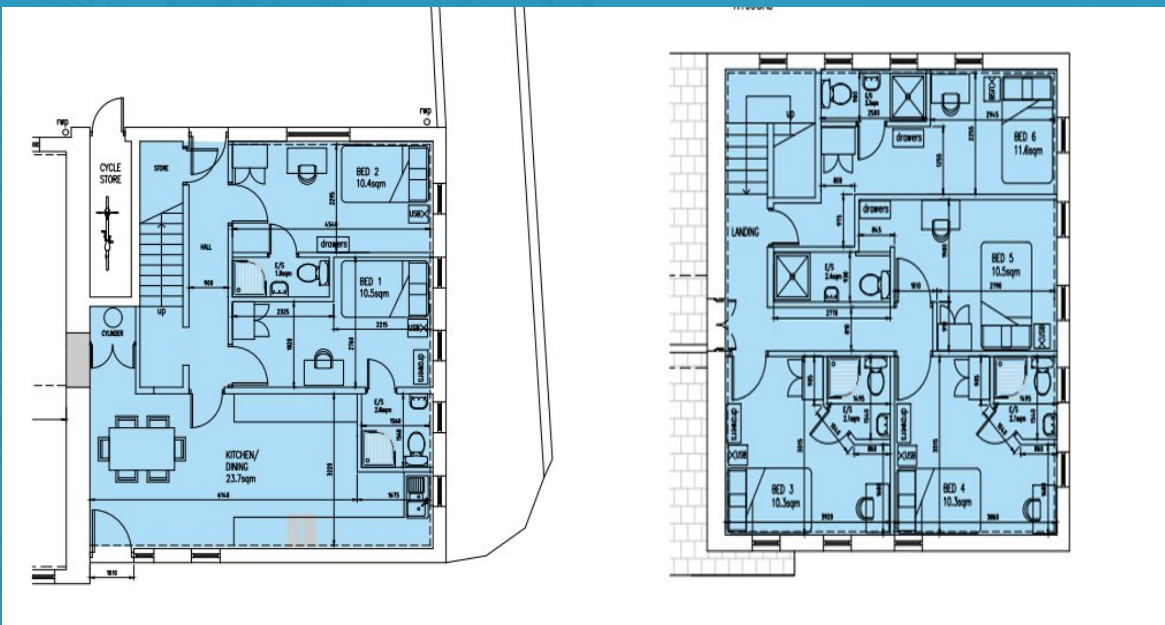
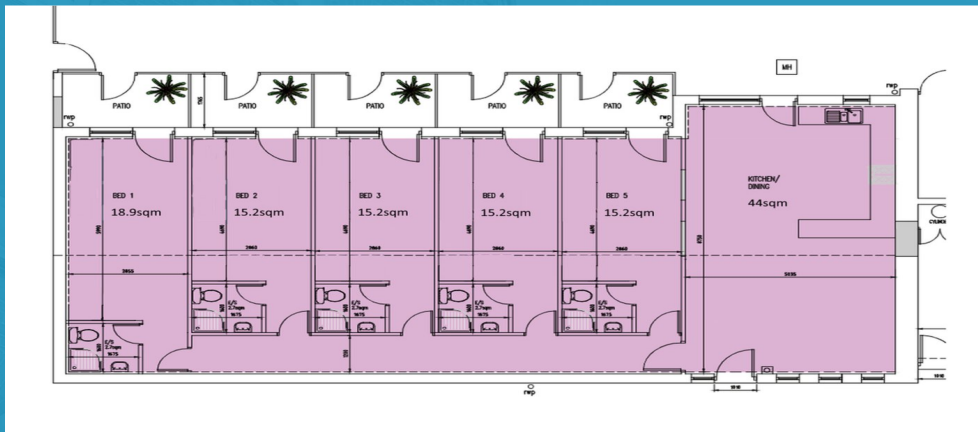
Expenditure:

Electric £516.66 / Water £58.33 / Council Tax £287 / Broadband £60 / Cleaner £130 /

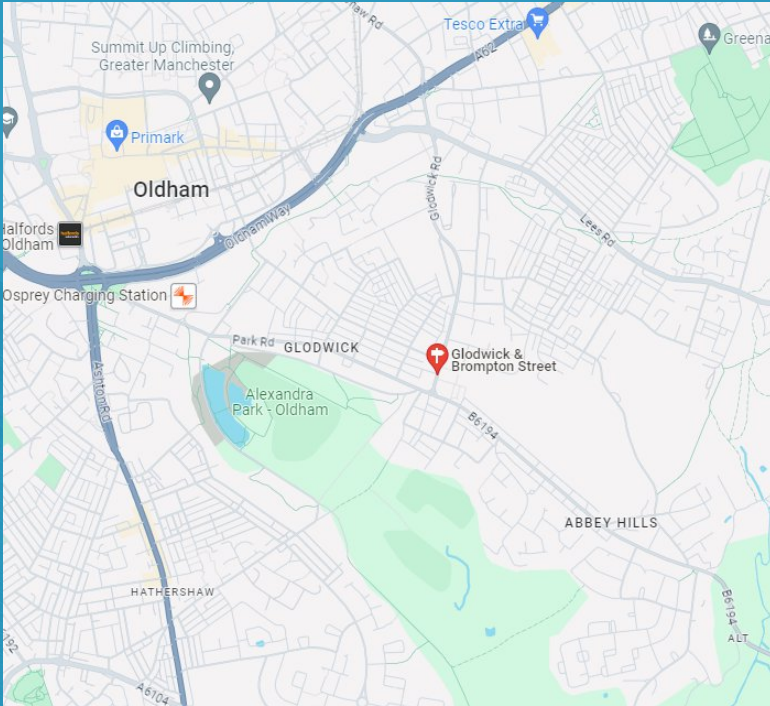
Total; £1051.99 PCM / £12,623.88 PA

*Existing management can be retained for 8% of the gross rent

Floorplan



Location



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Buyer's Fee Applies

Contact us

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www.investinhmos.co.uk

**Whitby Court, Abbey Road, Shepley,
Huddersfield, HD8 8EL**

These property particulars are meant as a guide only and there is no guarantee on their accuracy. Investors should satisfy themselves by way of legal due diligence and inspection of the property.