



Moseley Road | Manchester | M14 6PB

Asking Price £575,000

The
**GOOD
ESTATE**
AGENCY

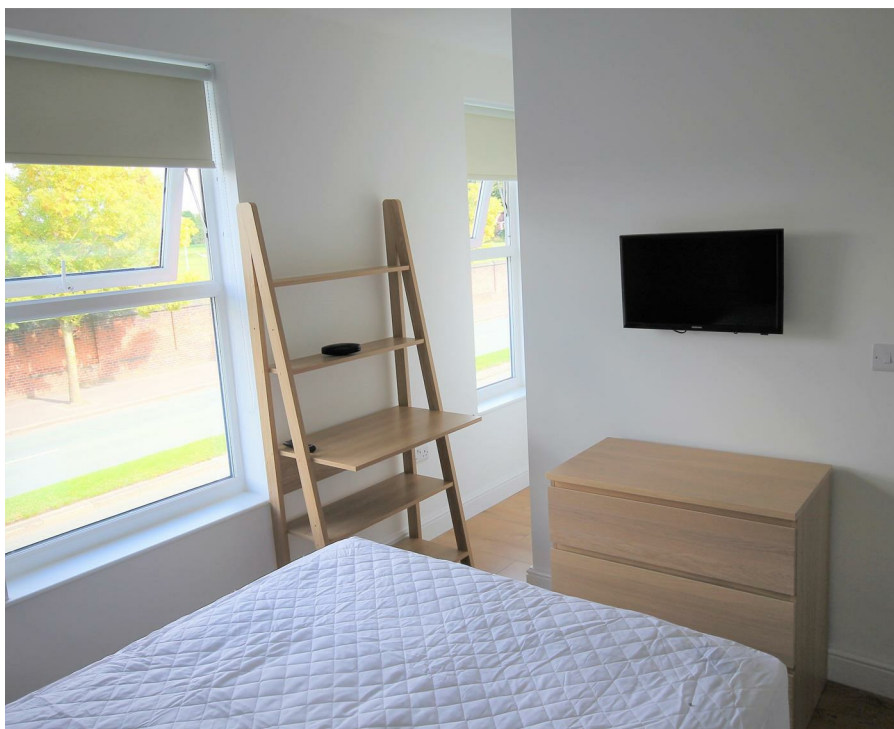
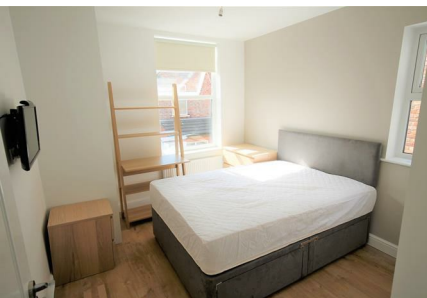
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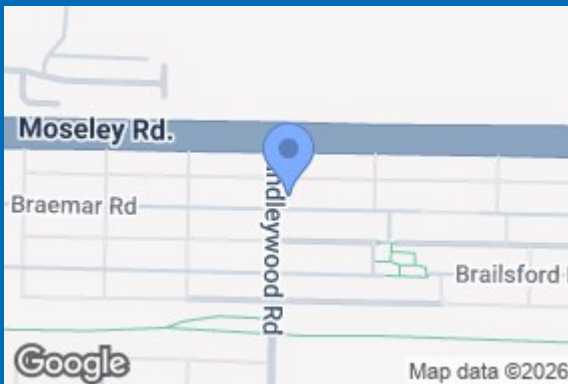
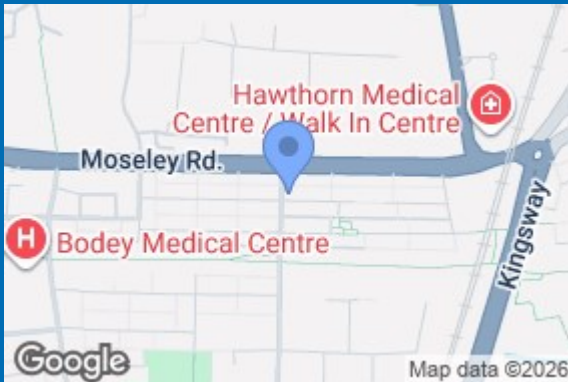
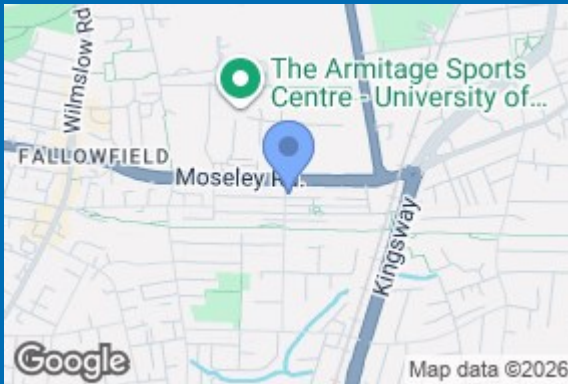
6 BED, FULLY LICENSED STUDENT HMO PROPERTY * EXCELLENT RENTAL YIELD * A fantastic, fully renovated mid terraced property currently let until 30/6/26 and advertised for the next academic year. The property comprises: hall, two double bedrooms and shower room to ground floor, spacious open plan living and dining room through to brand new fitted kitchen, three further double bedrooms and house bathroom to first floor, leading to one further double bedroom with exposed beams on the second floor. Furnished to an exceptionally high standard and further benefiting from rear yard area, double glazing and gas central heating throughout. Located on Moseley Road, opposite The Armitage Sports Centre and Playing Fields and within a short walk to the centre of Fallowfield with the many shops, bars and restaurants it has to offer, as well as excellent bus links to the Universities and Manchester city centre. Currently achieving £3,910.71pcm (including bills - up to a £10pppw fair usage limit each), an 8.2% rental yield. HMO licence in place along with full history of Tenancy Agreements. Certificate of Lawful Use application submitted.



- 6 BED STUDENT PROPERTY
- FURNISHED TO A VERY HIGH STANDARD
- ALL DOUBLE BEDROOMS
- SPACIOUS LIVING & DINING AREA
- REAR YARD AREA
- ON STREET PARKING
- TWO SHOWER ROOMS
- BILLS INCLUDED (GAS, ELECTRIC, WATER, TV LICENCE & BROADBAND)
- MODERN FITTED KITCHEN
- EXCELLENT FALLOWFIELD LOCATION



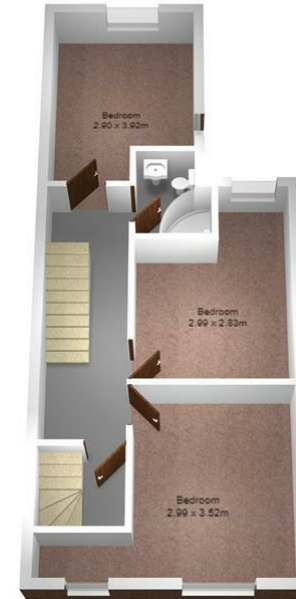




176, Moseley Road, Manchester



GROUND FLOOR



FIRST FLOOR



LOFT BEDROOM

Total Floor Area: 121.7 m²

All measurements are approximate and for display purposes only.
Drawn by: Manchester EPC | 07872314115 | hello@manchesterepc.com

| Energy Efficiency Rating | |
|---|---------|
| | Current |
| Very energy efficient - lower running costs | |
| (12 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (54-68) D | |
| (39-53) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England & Wales | |
| EU Directive 2002/91/EC | |

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