



Brailsford Road | Manchester | M14 6PT

**Asking Price £575,000**

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**GOOD  
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AGENCY



Brailsford Road | Fallowfield  
Manchester | M14 6PT  
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**SIX BEDROOM STUDENT PROPERTY.** Nestled on the desirable Brailsford Road in Fallowfield, this exceptional mid-terraced house presents a remarkable opportunity for investors or those seeking a spacious student accommodation. Recently renovated to a high standard, this fully licensed six-bedroom House in Multiple Occupation (HMO) is currently let for the 2025/26 academic year, ensuring a steady income stream.

Upon entering, you are greeted by a welcoming entrance hall that leads to a comfortable double bedroom and a convenient shower room on the ground floor. The heart of the home is a generous open-plan living and dining area, seamlessly connecting to a brand new fitted kitchen, perfect for social gatherings and communal living. The first floor boasts four additional double bedrooms, complemented by a well-appointed house bathroom. Ascend to the loft space, where you will find a charming double bedroom adorned with exposed beams, adding character to this modern home.

The property is furnished to an exceptionally high standard, ensuring a comfortable living experience for its occupants. Additional features include double glazing and gas central heating throughout, providing warmth and energy efficiency. Outside, a rear yard area offers a private space for relaxation or outdoor activities.

Conveniently located just a short stroll from the vibrant centre of Fallowfield, residents will enjoy easy access to a plethora of shops, bars, and restaurants. Furthermore, excellent bus links to the Universities and Manchester city centre make this property an ideal choice for students.

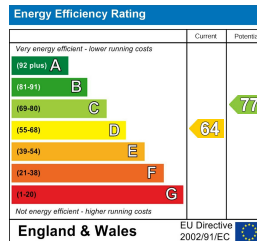
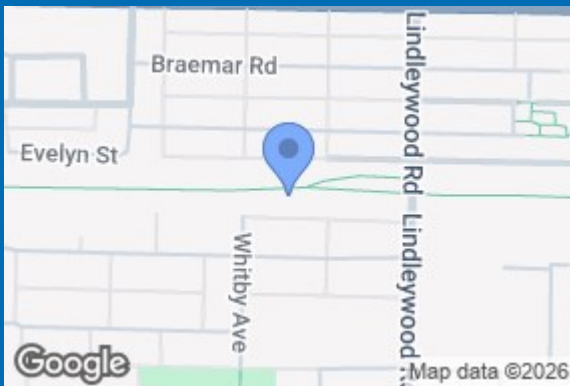
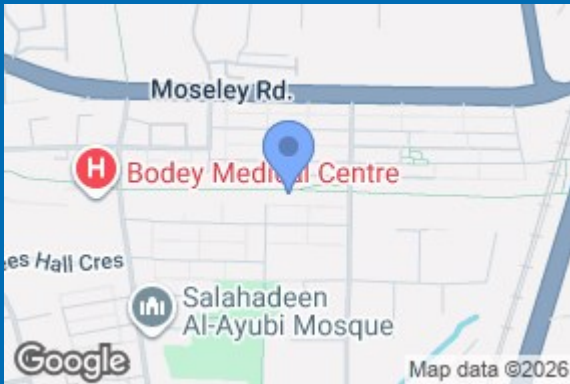
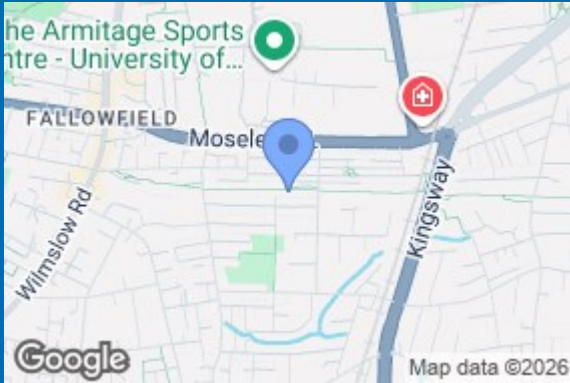
Currently generating a rental income of £3,510 per month, or £42,210 annually (including bills, subject to a £10 per person per week fair usage amount), this property boasts an impressive rental yield of 7.3%. This is a rare opportunity to acquire a well-appointed student property in a prime location, making it a must-see for discerning buyers.



- SIX DOUBLE BEDROOM FULLY LICENSED STUDENT HMO PROPERTY
- CURRENTLY LET FOR THE 2025 / 2026 ACADEMIC YEAR
- TVS IN ALL BEDROOMS & LIVING ROOM
- NEWLY RENOVATED PROPERTY
- ACHIEVING £3,510PCM (€42,210PA), EQUIVALENT TO A 7.3% RENTAL YIELD
- TWO SHOWER ROOMS & EN SUITE TO LOFT BEDROOM
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- FITTED KITCHEN
- REAR YARD & ON STREET PARKING
- CENTRAL FALLOWFIELD LOCATION







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