

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Hyde Road, Manchester,
M12 5PS

228802856





PROPERTY DESCRIPTION

Our latest listing is in Hyde Road, Manchester, M12 5PS

Rent currently agreed with tenant of **£1,300** per calendar month which calculates to a **7.5%** Gross Yield for investors.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Please read full legal pack for detailed property information.

Don't miss out on this fantastic investment opportunity...



Hyde Road, Manchester,
M12 5PS

228802856

Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £1,300

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£209,000

10% Deposit (£5,000 Minimum) **£20,900**

Buyers Premium **£6,000**

Paid On Accepted Bid **£26,900**

Purchase Balance **£188,100**

SDLT Charge **£12,130**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£201,230**

Your total all in costs would be ~£201,230 after taxes and fees based on a purchase price of £209,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £225,000.



£225,000

3 bedroom terraced house for sale

+ Add to report

Jennison Close, Gorton, Manchester, M18

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Jan 2026 to 31 Jul 2026 (184 days) by Julian Wadden, Stockport



£220,000

3 bedroom end of terrace house for sale

+ Add to report

Levenshulme Road, Manchester

NO LONGER ADVERTISED

Marketed from 18 Feb 2025 to 2 Dec 2025 (287 days) by WPF Properties Ltd, Manchester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,600 based on the analysis carried out by our lettings team.



£1,600 pcm

3 bedroom semi-detached house

+ Add to report

Greyhound Avenue, Manchester, Greater Manchester, M18

NO LONGER ADVERTISED

Marketed from 12 Aug 2024 to 6 Dec 2024 (115 days) by Hopwood Estate Agents, Lowton



£1,600 pcm

3 bedroom house

+ Add to report

Kings Hall Drive, Manchester, M18 7FN

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Nov 2025 to 16 Feb 2026 (102 days) by Bridgfords Lettings, Withington



Interested in this
property investment?

Call us on
0161 394 2637

Hyde Road, Manchester, M12 5PS

PROPERTY ID: 228802856

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.