



Brailsford Road | Manchester | M14 6PT

Asking Price £575,000



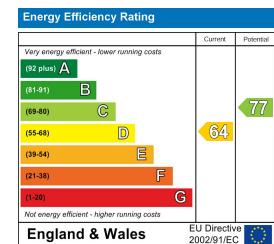
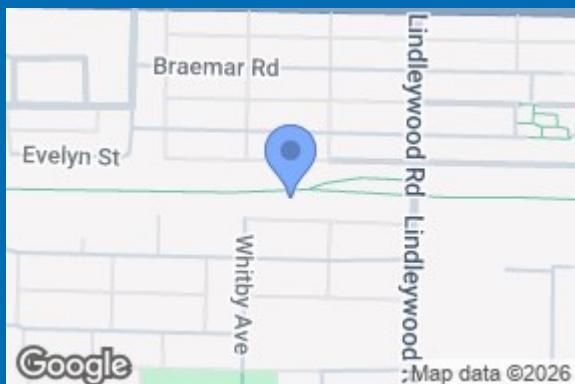
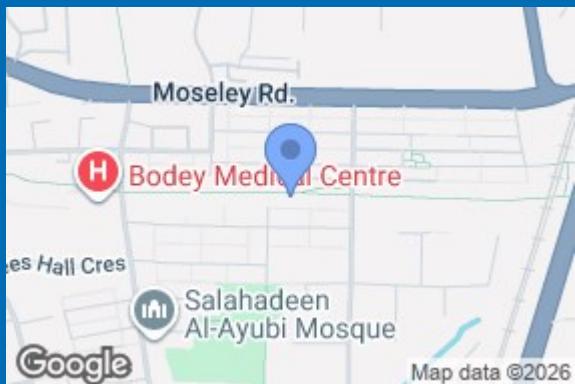
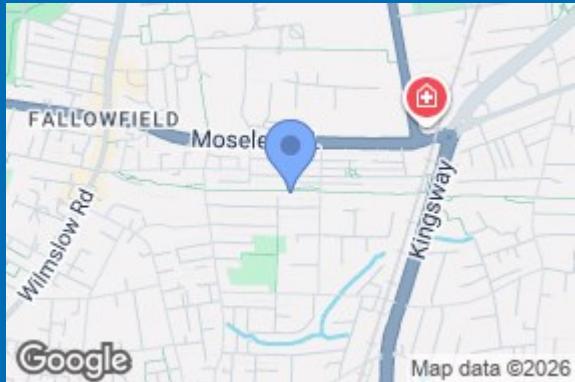
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6 BED FULLY LICENSED STUDENT HMO PROPERTY. A fantastic, recently renovated mid terraced property currently let for the 2025/26 academic year. The property comprises: entrance hall, one double bedroom and shower room to ground floor, spacious open plan living and dining room through to brand new fitted kitchen, four double bedrooms and house bathroom to first floor leading to one loft double bedroom with exposed beams & en suite shower room to 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 Brailsford Road, 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 £3,510pcm / £42,210pa (including bills, subject to a £10pppw fair usage amount), equivalent to a 7.3% rental yield.

- 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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