



**GASCOIGNE
HALMAN**

Wilmslow Road, Withington
£950,000.00

THE AREA'S LEADING ESTATE AGENCY



ATTENTION INVESTORS. Stunning Victorian semi detached plus unique opportunity to purchase a fully let property. The property consists of eight good sized double bedrooms, two bathrooms, wc, kitchen, useful utility room and a current HMO licence, producing a passing rent of £67,560 per annum. An asking price offer reflects a Gross Yield of 7.1%. The property is ideally located with excellent transport links and within the areas of West Didsbury, Didsbury and Withington Villages. The property can be purchased fully furnished and offers resident parking to the rear of the property within the Christies Hospital Car Parking scheme.

Property details

- A Stunning Bay Fronted Property Achieving a Rental Yield of 7.1%
- Measuring a Highly Impressive 3005 SQ FT
- Excellent Location, Close to Excellent Transport Links, West Didsbury, Withington and Didsbury Villages
- Eight Double Bedrooms
- Self Contained One Bedroom Lower Ground Floor Apartment
- Achieving an Annual Rental Income of £67,560

About this property

The property boasts, eight double bedrooms, two stylish bathroom suites, modern fitted kitchen, utility room and a large living room. Benefiting from a large lower ground floor apartment with separate entrance and has double bedroom with en-suite plus a separate toilet for guests, a large lounge with french doors at front and fully fitted kitchen Located only moments from the ever popular Burton Road with its array of bars, restaurants, independent shops and excellent transport links as well as both Withington and Didsbury Villages.

The current rent per month is £5630 (including the lower ground floor apartment) with a yield of 7.1% at the asking price. This is a rare and unique opportunity for any investors to acquire a stunning period property with a HMO licence.

Withington is located beyond Didsbury towards Manchester City Centre. For the commuter Wilmslow Road provides excellent access to the city centre. The A34 and Princess Road also give excellent commuter access to the city centre and the national motorway network. Withington Centre offers more than adequate shopping facilities for everyday requirements. Mauldeth Road railway station nearby, provides commuter services to Manchester City centre and Manchester International Airport. Withington is ideally situated for ease of access to Manchester Universities and the hospital complexes at The Christie and Manchester Royal Infirmary. Schools and recreational facilities in the area are good. This is a very popular area for both student and professional house share groups.

DIRECTIONS

M20 4BA

COUNCIL TAX BAND

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TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

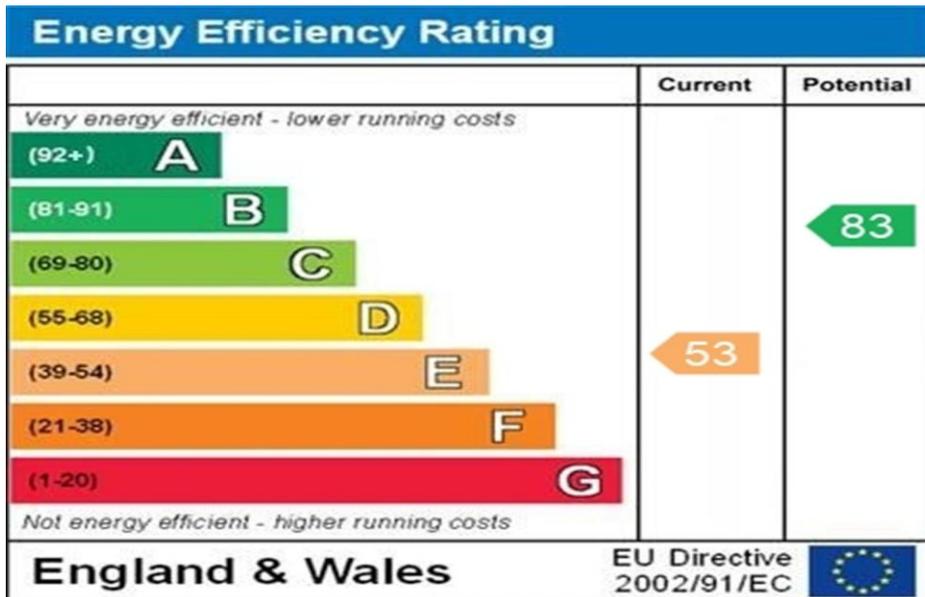
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



WWW.EPC4U.COM

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to cabinet

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

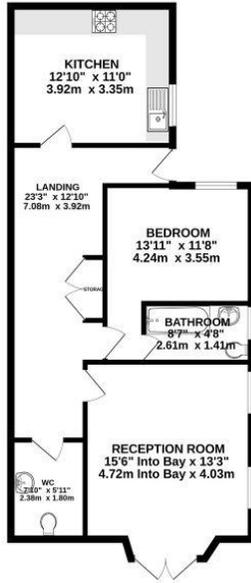
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

BASEMENT
725 sq.ft. (67.3 sq.m.) approx.



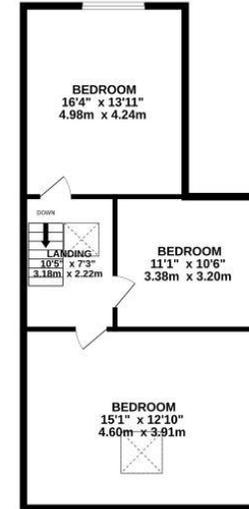
GROUND FLOOR
785 sq.ft. (72.9 sq.m.) approx.



1ST FLOOR
832 sq.ft. (77.3 sq.m.) approx.



2ND FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 3005 sq.ft. (279.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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