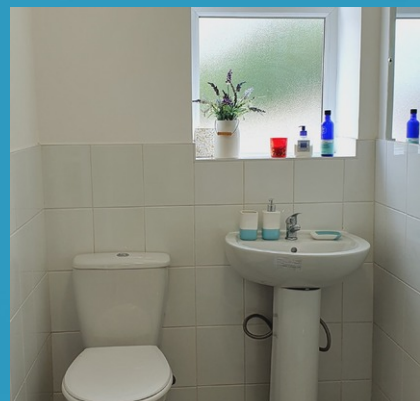
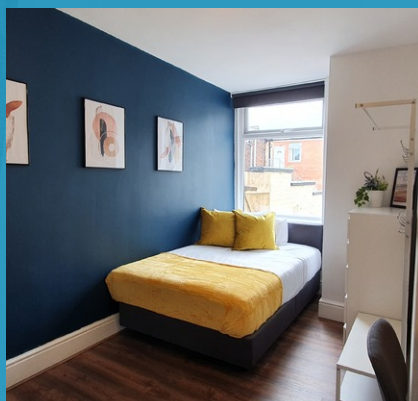


# 1 Cranbrook Street, Oldham, OL4 1NY

£176,000

- 4 Bed 1 Ensuite HMO
- Fully Occupied With Working Tenants
- Managing Agent In Situ
- Gross Income £22,200.00 PA
- Gross Yield 12.61%
- 2% Plus Vat Buyer's Fee

## Property Overview



Introducing this 4 bed, 1 ensuite HMO currently fully occupied in Oldham, Greater Manchester. This property has undergone an extensive refurbishment in the last 5 years. Having been taken completely back to brick by the current owner's development team, the likelihood of costly on-going maintenance and repairs has been significantly reduced. The property includes a fully fitted kitchen and dining space, a shared bathroom as well as 1 ensuite bedroom and a garden space.

The property is a 2 minute walk away from the nearest bus stop, offering connection to the wider area. There is additionally a small shopping precinct on the adjacent street, offering convenient access to local amenities. With good road connections, including the M60, the area provides easy access to surrounding regions and major cities, this offers a wider range of employment opportunities. Oldham offers an abundance of green spaces and contributes to a quieter and more relaxed living environment compared to city centres.

[enquiries@investinhmos.co.uk](mailto:enquiries@investinhmos.co.uk)

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## Income

Room 1 - £500 / Room 2 - £430 /

Room 3 - £460 / Room 4 - £460 /

Total; £1,850 PCM / £22,200 PA

Total Income: £22,200.00 PA

Gross Yield: 12.61%

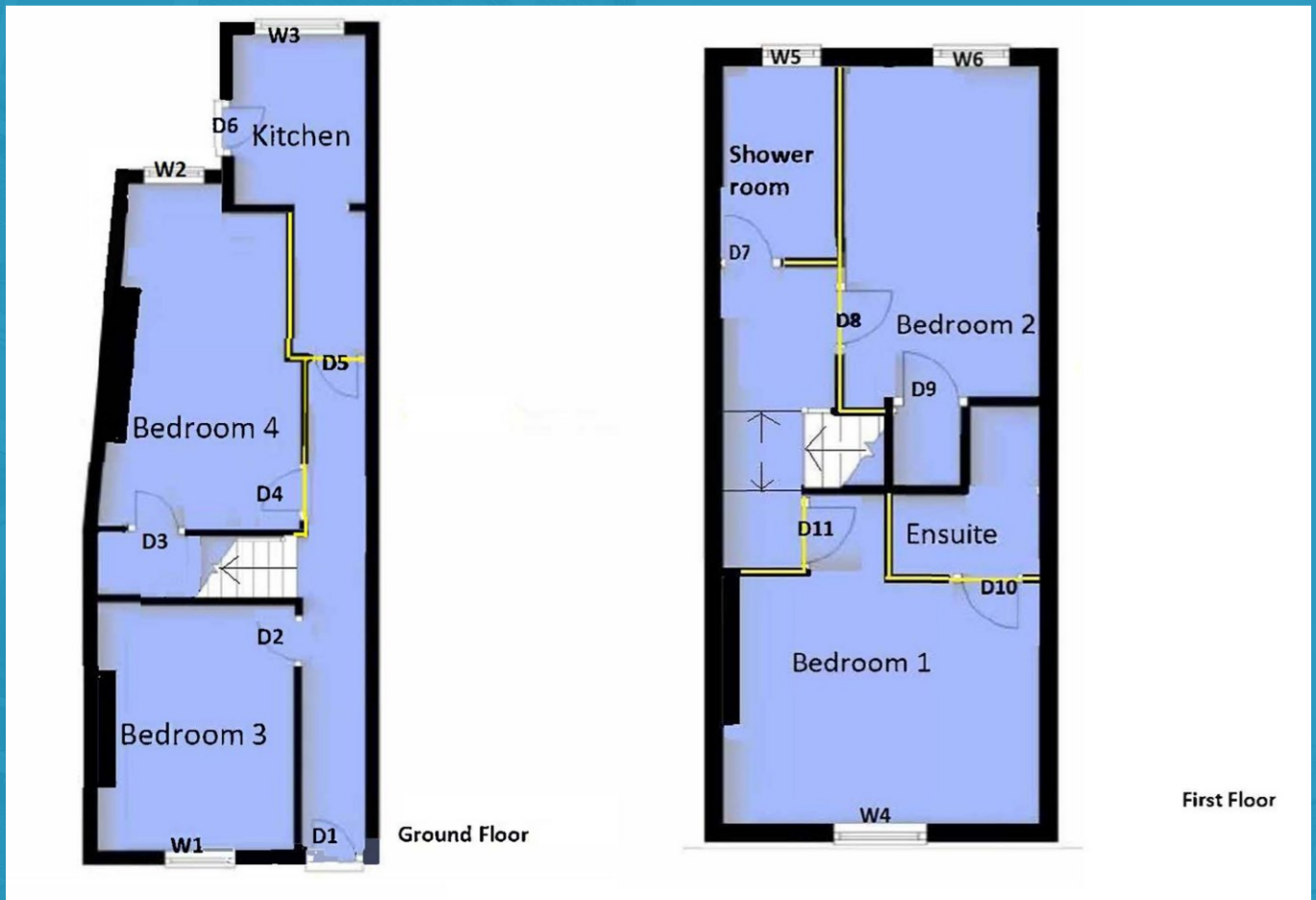
Expenditure;

Electric - £212.25 / Water - £32.74 / Council Tax - £148 /

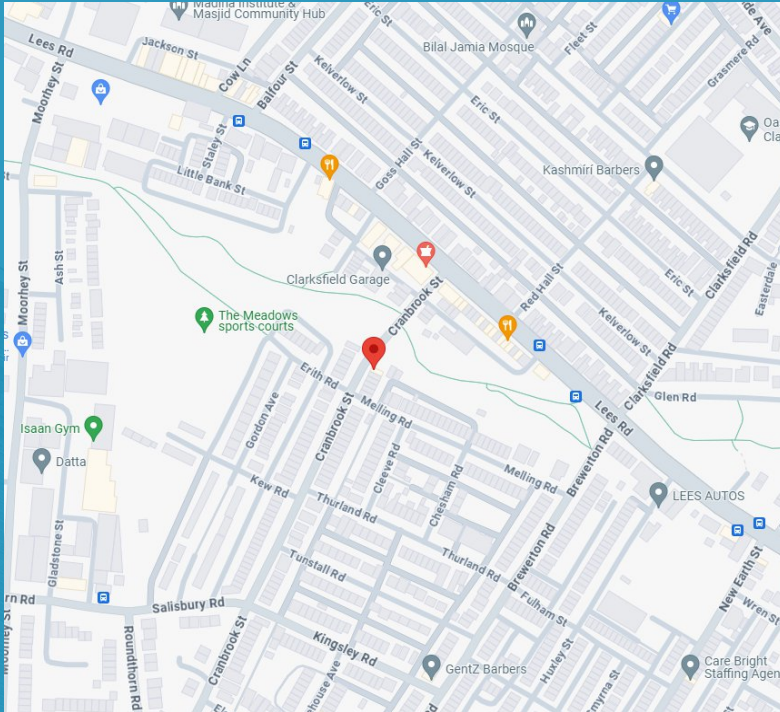
Cleaner - £60 / Broadband - £32.40 / Management - £177.60

Total; £662.99 PCM / £7,955.88 PA

## Floorplan



## Location



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>			
(39-54) <b>E</b>		50	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

## Buyer's fee

2% + VAT

## Contact us

[enquiries@investinhmos.co.uk](mailto:enquiries@investinhmos.co.uk)

[www.investinhmos.co.uk](http://www.investinhmos.co.uk)

**Whitby Court, Abbey Road, Shepley,  
Huddersfield, HD8 8EL**

These property particulars are meant as a guide only and there is no guarantee on their accuracy. Investors should satisfy themselves by way of legal due diligence and inspection of the property.