

6 Brook Street, Swinton, Manchester, M27 9PA

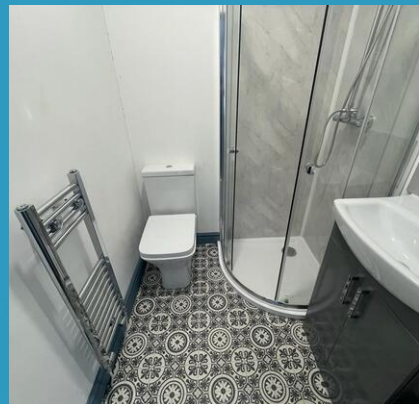
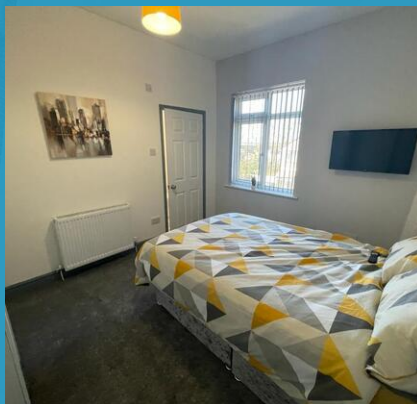
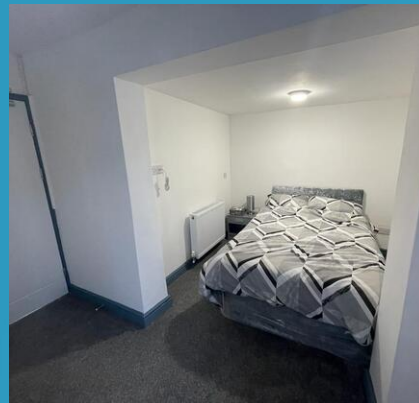
£500,000

- 8 Bed 8 Ensuite HMO in Swinton
- Managing Agent In Situ
- Well Located
- Benefits From Off Street Parking
- Gross Income £57,540.00 PA
- Gross Yield 11.51%
- Buyer's Fee Applies

Property Overview

Introducing this 8 bed 8 Ensuite HMO in Swinton. This well established, fully tenanted property has a good historical occupancy record and has been well maintained throughout. The property consists of 8 ensuite bedrooms, a well equipped communal kitchen with an open plan set up offering dining and living space, offering a great balance of comfort, privacy and functional sharing space. With a managing agent in situ- this property is well maintained and in good condition. The property includes off street parking spaces, making this a favourable choice for tenants. Additionally, thermostatic control for the heater is in place in the property, as well as individual utility control for each room in the plant room.

Located just a short distance from Wardley Industrial estate, this provides a consistent demand for a professional HMO property in the area. The property is closely located to Swinton town centre, offering a good choice of amenities. The nearest train station is just 6 minutes walk from the property, offering great links to nearby areas within Greater Manchester and beyond.



enquiries@investinhmos.co.uk

 **Investinhmos**
.co.uk

Income

Room 1 - £625 / Room 2 - £535 / Room 3 - £625 /

Room 4 - £545 / Room 5 - £565 / Room 6 - £625 /

Room 7 - £625 / Room 8 - £650

Total; £4,795 PCM / £57,540.00 PA

Total Income: £57,540.00 PA
Gross Yield: 11.51%

Expenditure;

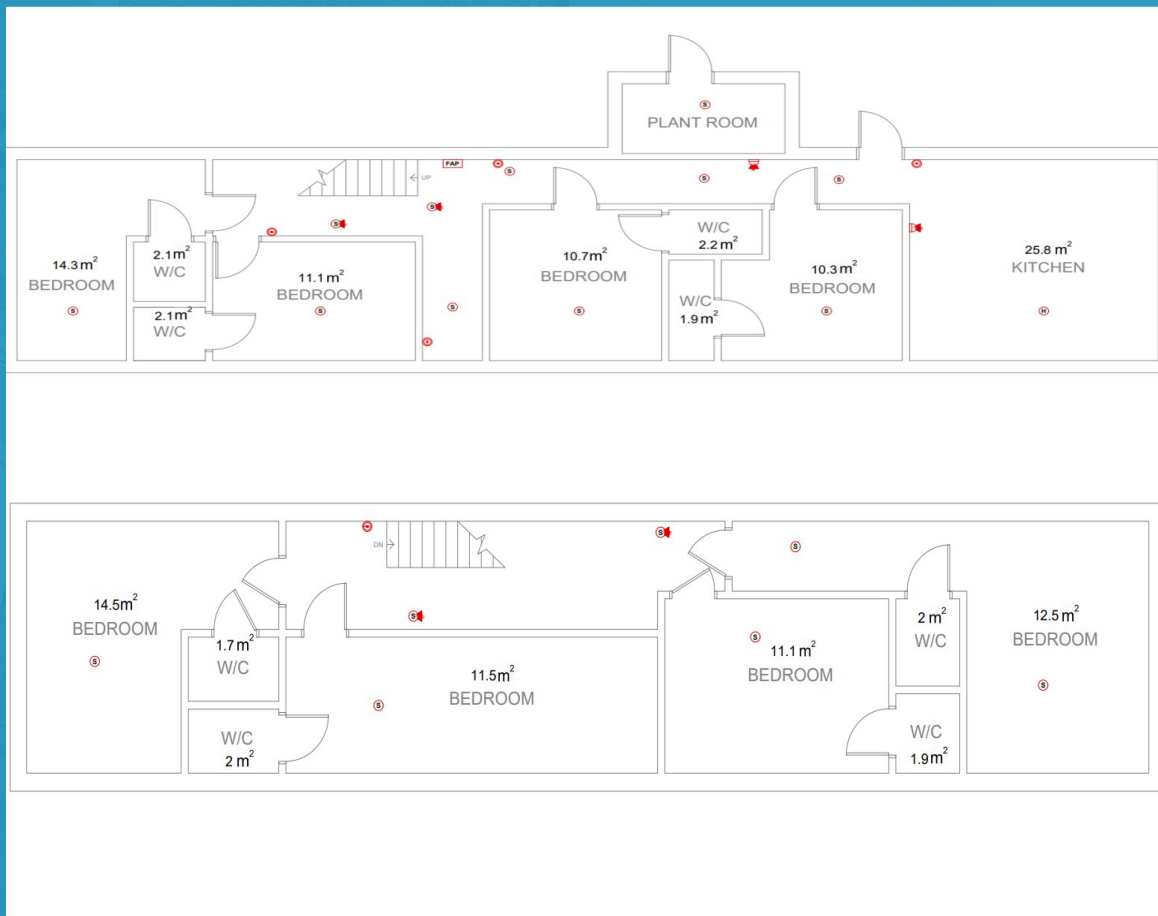
Gas - £263 / Electric - £ 249 / Water - £135 / Council Tax - £174 /

TV License - £14 / Cleaner - £156 / Broadband - £70 /

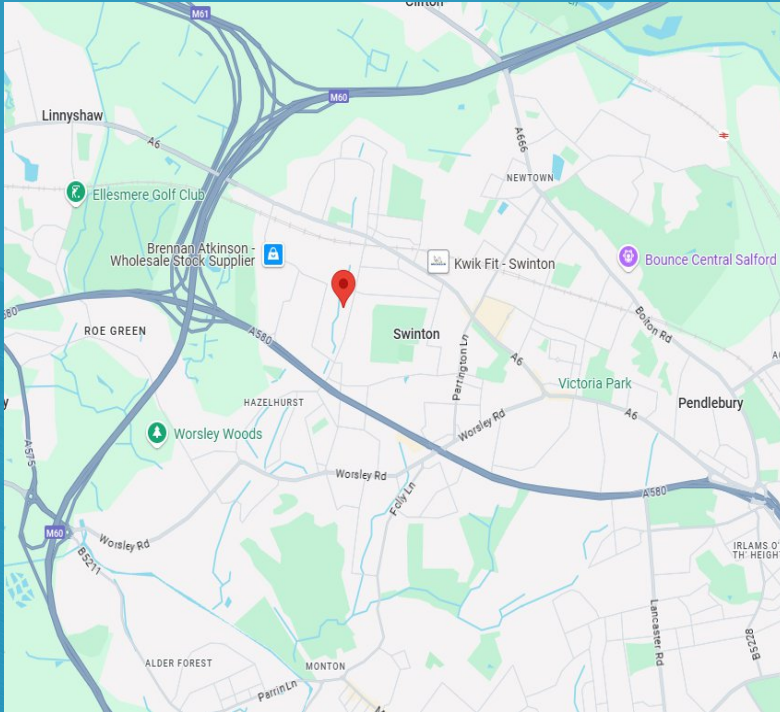
Management - £750

Total; £1,811.00 PCM / £21,732.00 PA

Floorplan



Location



EPC

| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 66 | 74 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |

Buyer's Fee Applies

Contact us

enquiries@investinhmos.co.uk
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.