Furness Road | Manchester | M14 6LY

Asking Price £485,000

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SIX BEDROOM LICENSED STUDENT HMO | FALLOWFIELD, MANCHESTER

£43,679.52 ANNUAL RENTAL INCOME | 9.01% GROSS YIELD | FULLY OCCUPIED

A substantial six-bedroom student HMO in the heart of Fallowfield, offering an established rental income and an attractive investment opportunity within one of Manchester's most recognised student residential locations.

Currently occupied by six students and generating £3,639.96 per calendar month (£43,679.52 per annum), the property produces a gross rental yield of approximately 9.01% based on the asking price of £485,000. An existing HMO licence is in place for six occupants.

Arranged over three floors, with an additional basement, this traditional red-brick property combines generous accommodation, period character and practical communal facilities, together with an enclosed rear courtyard.

- SIX BEDROOM LICENSED STUDENT HMO
- CURRENT ANNUAL RENTAL INCOME £43,679.52
- ATTRACTIVE GROSS RENTAL YIELD OF 9.01%
- FULLY OCCUPIED BY SIX STUDENTS
- HMO LICENCE IN PLACE FOR SIX OCCUPANTS
- ACCOMMODATION OVER THREE FLOORS PLUS BASEMENT
- SPACIOUS COMMUNAL LIVING ROOM
- SEPARATE FITTED KITCHEN WITH DINING AREA

THE PROPERTY

The accommodation is arranged across three floors and comprises six bedrooms, a spacious communal living room, separate fitted kitchen with dining area, bathroom and shower facilities, together with a basement and enclosed rear courtyard.

The property retains attractive period characteristics, including high ceilings, bay windows and architectural detailing, contributing to its character and appeal.

Communal Living Room

The generously proportioned communal living room benefits from a large bay window, providing natural light and ample space for comfortable seating and entertainment. This dedicated shared space offers residents somewhere to relax and socialise away from their bedrooms.

Kitchen & Dining Area

The separate kitchen is fitted with a range of wall and base units, worktop surfaces, cooking facilities and space for appliances, together with room for a dining table, providing a practical setting for everyday shared living.

Six Bedrooms

The six bedrooms are distributed across three floors, offering a variety of sizes and layouts with space for essential bedroom furnishings, storage and study areas.

Several rooms retain attractive period characteristics, while the upper floor includes a spacious attic bedroom with a roof window and sloping ceilings.

Bathroom Facilities

The property benefits from a bathroom incorporating a panelled bath with overhead shower, wash basin and WC, together with separate shower facilities.

All bedrooms also benefit from individual wash basins, providing additional convenience for residents.

Basement

The property also includes a basement, providing additional ancillary space beneath the main accommodation.

Currently in an unfinished condition and requiring attention, the basement is not presented as habitable accommodation. Any proposals for improvement or alternative use would be subject to the space's condition, suitability and any necessary consents.

Prospective purchasers should undertake their own investigations into its condition, including any damp or moisture-related issues.

Outside Space

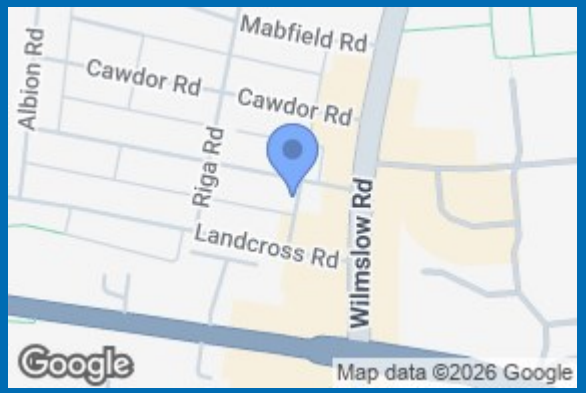
To the rear is an enclosed courtyard, providing private outdoor space for residents.

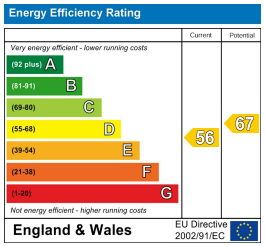
LOCATION & LIFESTYLE

Fallowfield is one of Manchester's most established student residential neighbourhoods, particularly popular with students attending the University of Manchester and Manchester Metropolitan University.

The area offers a wide selection of amenities, including supermarkets, independent cafés, restaurants, bars, convenience stores and leisure facilities, contributing to its vibrant atmosphere and longstanding appeal among Manchester's student population.

Wilmslow Road provides frequent public transport connections towards Rusholme, the university campuses and Manchester city centre, making everyday travel convenient





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