

56 Mellor Street, Rochdale, OL12 6XD

£168,000

- 4 Bed 2 Ensuite HMO
- Fully Occupied With Working Tenants
- Managing Agent In Situ
- Gross Income £22,623.96 PA
- Gross Yield 13.47%
- 2% Plus Vat Buyer's Fee

Property Overview

Introducing this 4 bed, 2 ensuite HMO currently fully occupied in Rochdale, 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 2 ensuite bedrooms and a garden space.

The property is conveniently located for local shops and amenities. The nearest supermarket is less than a minutes walk away. There is also a bus stop outside the property, allowing easy access to the wider area. Compared to larger cities like Manchester, housing in Rochdale is significantly more affordable, making it easier for residents to find affordable accommodation. Rochdale has good transport connections, including regular train services to Manchester, Leeds, and other major cities. The Metrolink tram system also connects Rochdale to Greater Manchester, improving commuting options. The town is also well-connected by the M62 motorway, facilitating easy travel to nearby areas.



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Income

Room 1 - £512 / Room 2 - £490 /

Room 3 - £433.33 / Room 4 - £450 /

Total; £1885.33 PCM / £22,623.96 PA

Total Income: £22,623.96 PA

Gross Yield: 13.47%

Expenditure;

Electric - £367.52 / Water - £24.34 / Council Tax - £131 /

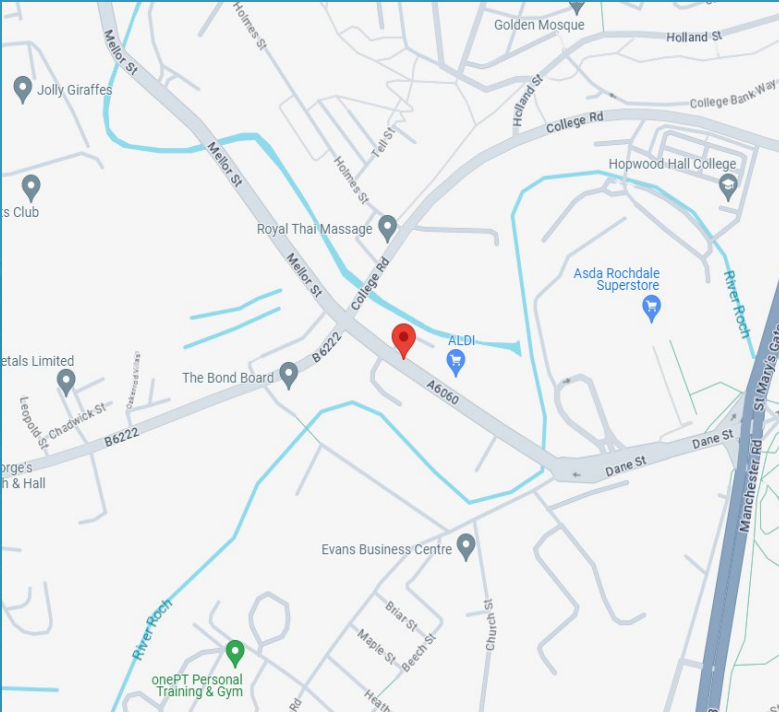
Cleaner - £60 / Broadband - £32.40 / Management - £180.99

Total; £796.25 PCM / £9,555.00 PA

Floorplan



Location



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Buyer's fee

2% + VAT

Contact us

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**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.