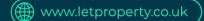


LET PROPERTY PACK

INVESTMENT INFORMATION

Forge Lane Liversedge, WF15 7AU

203681029











Property Description

Our latest listing is in Forge Lane Liversedge, WF15 7AU

Get instant cash flow of £1,000 per calendar month with a 3.2% Gross Yield for investors.

This property has a potential to rent for £2,000 which would provide the investor a Gross Yield of 6.3% if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...







Forge Lane Liversedge, WF15 7AU



4 Bedrooms

2 Bathroom

Spacious Rooms

Modern Kitchen Fittings

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £1,000

Market Rent: £2,000

203681029

Lounge







Kitchen







Bedrooms









Bathroom









Exterior









Initial Outlay





Figures based on assumed purchase price of £380,000.00 and borrowing of £285,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£95,000.00**

SDLT Charge £17,900

Legal Fees £1,000.00

Total Investment £113,900.00

Projected Investment Return





Our industry leading letting agency Let Property Management has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.

The monthly rent of this property is currently set at £1,000 per calendar month but the potential market rent is



Returns Based on Rental Income	£1,000	£2,000
Mortgage Payments on £285,000.00 @ 5%	£1,187.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	ТВС	
Letting Fees	£100.00	£200.00
Total Monthly Costs	£1,302.50	£1,402.50
Monthly Net Income	-£302.50	£597.50
Annual Net Income	-£3,630.00	£7,170.00
Net Return	-3.19%	6.29%

Return Stress Test Analysis Report





If the tenant was to leave and you missed 2 months of rental income

Annual Net Income

£3,170.00

Adjusted To

Net Return

2.78%

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income

£1,470.00

Adjusted To

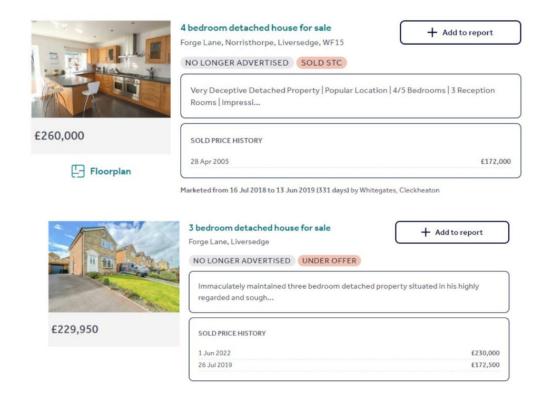
Net Return

1.29%

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £260,000.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,850 based on the analysis carried out by our letting team at **Let Property**Management.



£2,850 pcm

4 bedroom detached house

Snelsins Road, Cleckheaton, BD19

NO LONGER ADVERTISED

STUNNING DETACHED HOME, 4 DOUBLE BEDROOMS, MASTER BEDROOM WITH EN-SUITE BATHROOM + DRESSING ROOM,...

Marketed from 8 Mar 2023 to 9 May 2023 (61 days) by Wilcock, Mirfield



£2,800 pcm

4 bedroom detached house

Snelsins Road, Cleckheaton, BD19

NO LONGER ADVERTISED LET AGREED

AVAILABLE TO RENT IMMEDIATELY | IMMACULATE FOUR BEDROOM DETACHED PROPERTY | HI-SPEC FIXTURES AND ...

Marketed from 11 May 2023 to 4 Jul 2023 (53 days) by Peter David Properties, Huddersfield

+ Add to report

+ Add to report

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Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: Yes



Current term of tenancy: 2 years+



Standard Tenancy Agreement In Place: **Yes**



Payment history: On time for length of tenancy



Fully compliant tenancy: Yes

Fully compliant tenancy including EICR & Gas Safety in order

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.







Interested in this property investment?

Make an offer or book a viewing

Call us on **0141 478 0985**

Forge Lane Liversedge, WF15 7AU



Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.