

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Woodside Road,  
Huddersfield, HD4

206036690

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





## Property Description

Our latest listing is in Woodside Road, Huddersfield, HD4

Get instant cash flow of **£1,050** per calendar month with a **5.0%** Gross Yield for investors.

This property has a potential to rent for **£1,400** which would provide the investor a Gross Yield of **6.7%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



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## Property Key Features

**4 Bedrooms**

**2 Bathrooms**

**Utility Room**

**Rear Garden Space**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £1,050**

**Market Rent: £1,400**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £250,000.00 and borrowing of £187,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 250,000

25% Deposit	£62,500.00
SDLT Charge	7500
Legal Fees	£1,000.00
Total Investment	£71,000.00

# 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 £1,050 per calendar month but the potential market rent is

£1,400

Returns Based on Rental Income	£1,050	£1,400
Mortgage Payments on £187,500.00 @ 5%	£781.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£105.00	£140.00
<b>Total Monthly Costs</b>	<b>£901.25</b>	<b>£936.25</b>
<b>Monthly Net Income</b>	<b>£149</b>	<b>£464</b>
<b>Annual Net Income</b>	<b>£1,785</b>	<b>£5,565</b>
<b>Net Return</b>	<b>2.51%</b>	<b>7.84%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,765**  
Adjusted To

Net Return                      **3.89%**

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

Annual Net Income      **£1,815**  
Adjusted To

Net Return                      **2.56%**

# 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 £300,000.



£300,000

## 4 bedroom detached house for sale

Woodside Road, Beaumont Park, Huddersfield

+ Add to report

CURRENTLY ADVERTISED

Self contained Granny Annex | Highly Regarded Location In Beaumont Park | Will Suit Families Of A...

Marketed from 30 Apr 2024 by William H. Brown, Huddersfield



£215,000

## 4 bedroom end of terrace house for sale

Thornfield Road, Huddersfield, HD4

+ Add to report

NO LONGER ADVERTISED SOLD STC

4 BEDROOM END TERRACE | ACCOMMODATION ACROSS 3 FLOORS | 2 RECEPTION ROOMS, PLUS SUN ROOM | LOWER ...

Marketed from 13 Oct 2021 to 15 Mar 2022 (153 days) by Bramleys, Huddersfield

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

## 4 bedroom end of terrace house

Hanson Lane, Huddersfield, HD1

+ Add to report

CURRENTLY ADVERTISED LET AGREED

End Terrace | 4 Bedrooms | 2 Reception Rooms | Exceptionally Spacious | Large Rear Garden | Excel...

Marketed from 26 Feb 2024 by Ezmuve Estate Agents, Batley



£995 pcm

## 4 bedroom detached house

3 Thornfield Close, Lockwood, Huddersfield, HD4 5HW

+ Add to report

NO LONGER ADVERTISED LET AGREED

4 Bedroom Detached with Garage | Close to local amenities and Huddersfield centre | Good Access t...

Marketed from 16 Aug 2023 to 16 Oct 2023 (60 days) by WS Residential, Brighouse

# 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**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **2 years+**
-  Payment history: **On time for length of tenancy**

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.



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Interested in this  
**property investment?**

Call us on  
**0141 478 0985**

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.



**LETPROPERTY**