

LET PROPERTY PACK

INVESTMENT INFORMATION

Huddersfield Road, Elland,
HX5

210879768

 www.letproperty.co.uk





Property Description

Our latest listing is in Huddersfield Road, Elland, HX5

Get instant cash flow of **£1,100** per calendar month with a **9.2%** Gross Yield for investors.

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 be a rewarding addition to an investor portfolio.

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



Huddersfield Road,
Elland, HX5

210879768



Property Key Features

3 bedroom

1 bathroom

Spacious Room

Easy Access to Local Amenities

Factor Fees: Freehold

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,100

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £144,000.00 and borrowing of £108,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 144,000.00

25% Deposit	£36,000.00
SDLT Charge	£4,320
Legal Fees	£1,000.00
Total Investment	£41,320.00

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 £1,100 per calendar month.

Returns Based on Rental Income	£1,100
Mortgage Payments on £108,000.00 @ 5%	£450.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	Freehold
Ground Rent	Freehold
Letting Fees	£110.00
Total Monthly Costs	£575.00
Monthly Net Income	£525.00
Annual Net Income	£6,300.00
Net Return	15.25%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£5,580.00**
Adjusted To

Net Return **-13.50%**

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

Annual Net Income **-£7,740.00**
Adjusted To

Net Return **-18.73%**

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 £229,950.



£229,950

3 bedroom end of terrace house for sale

+ Add to report

Huddersfield Road, Elland, HX5

NO LONGER ADVERTISED

Marketed from 5 Jul 2023 to 5 Feb 2024 (214 days) by WS Residential, Brighouse



£200,000

3 bedroom town house for sale

+ Add to report

Newcombe Street, Elland

NO LONGER ADVERTISED **SOLD STC**

Marketed from 27 Apr 2023 to 16 Aug 2023 (111 days) by Dawson Estates, Elland

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

3 bedroom detached house

+ Add to report

Mill Pond House, Greetland, Halifax, HX4 8AN

NO LONGER ADVERTISED

Marketed from 3 Oct 2022 to 13 Oct 2022 (9 days) by Redwoods Estate Agency, Halifax



£1,150 pcm

3 bedroom semi-detached house

+ Add to report

31 South Lane, Elland, HX5 0PA

NO LONGER ADVERTISED

Marketed from 1 Oct 2024 to 10 Oct 2024 (9 days) by Expert Property Shop, Worksop

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: **Moved in within the last 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.



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