

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Bull Green Road,  
Huddersfield, HD3

210815710

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





## Property Description

Our latest listing is in Bull Green Road, Huddersfield, HD3

Get instant cash flow of **£625** per calendar month with a **5.4%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **8.7%** 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 be a rewarding addition to an investor portfolio.**

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



Bull Green Road,  
Huddersfield, HD3

210815710



## Property Key Features

**2 bedroom**

**1 bathroom**

**Spacious Room**

**Garden Ground Space**

**Factor Fees: Freehold**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £625**

**Market Rent: £1,000**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 138,000.00

25% Deposit	£34,500.00
SDLT Charge	£4,140
Legal Fees	£1,000.00
Total Investment	£39,640.00



# 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 £625 per calendar month but the potential market rent is

£ 1,000

Returns Based on Rental Income	£625	£1,000
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	Freehold	
Ground Rent	Freehold	
Letting Fees	£62.50	£100.00
<b>Total Monthly Costs</b>	<b>£508.75</b>	<b>£546.25</b>
<b>Monthly Net Income</b>	<b>£116.25</b>	<b>£453.75</b>
<b>Annual Net Income</b>	<b>£1,395.00</b>	<b>£5,445.00</b>
<b>Net Return</b>	<b>3.52%</b>	<b>13.74%</b>



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,445.00**  
Adjusted To

Net Return                      **8.69%**

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

Annual Net Income      **£3,375.00**  
Adjusted To

Net Return                      **8.51%**

# 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 £140,000.



3 bedroom terraced house for sale

+ Add to report

Bull Green Road, Longwood, Huddersfield

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Mar 2020 to 20 Jan 2021 (319 days) by William H. Brown, Huddersfield

£140,000



2 bedroom terraced house for sale

+ Add to report

Bull Green Road, Longwood, Huddersfield

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Oct 2020 to 22 Nov 2021 (412 days) by WM. Sykes & Son, Slaithwaite

£120,000

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

## 2 bedroom detached house

+ Add to report

Bargate, Linthwaite, Huddersfield, West Yorkshire, HD7

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Sep 2023 to 24 Oct 2023 (32 days) by Reeds Rains, Huddersfield



£995 pcm

## 2 bedroom terraced house

+ Add to report

Crosland Hill Road, Huddersfield

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Mar 2024 to 11 May 2024 (57 days) by ADM RESIDENTIAL, Huddersfield



# 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.



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

Bull Green Road, Huddersfield, HD3

210815710

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**