

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Lime Tree Court,  
Grimescar Road,  
Huddersfield HD2

210192154

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





## Property Description

Our latest listing is in Lime Tree Court, Grimescar Road, Huddersfield HD2

Get instant cash flow of **£750** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **6.4%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

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



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## Property Key Features

**2 Bedrooms**

**2 Bathrooms**

**Juliet Balcony**

**Private Parking**

**Factor Fees: £135.00**

**Ground Rent: £16.67**

**Lease Length: 999 years**

**Current Rent: £750**

**Market Rent: £800**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 150,000

25% Deposit	<b>£37,500.00</b>
SDLT Charge	<b>4500</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£43,000.00</b>

# 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 £750 per calendar month but the potential market rent is

£ 800

Returns Based on Rental Income	£750	£800
Mortgage Payments on £112,500.00 @ 5%	<b>£468.75</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£0.00</b>	
Ground Rent	<b>£16.67</b>	
Letting Fees	<b>£75.00</b>	<b>£80.00</b>
<b>Total Monthly Costs</b>	<b>£575.42</b>	<b>£580.42</b>
<b>Monthly Net Income</b>	<b>£175</b>	<b>£220</b>
<b>Annual Net Income</b>	<b>£2,095</b>	<b>£2,635</b>
<b>Net Return</b>	<b>4.87%</b>	<b>6.13%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,035**  
Adjusted To

Net Return                      **2.41%**

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

Annual Net Income      **£585**  
Adjusted To

Net Return                      **1.36%**

# 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 £160,000.



£160,000

## 2 bedroom semi-detached house for sale

+ Add to report

Lindley Moor Road, Huddersfield, West Yorkshire, HD3

NO LONGER ADVERTISED

Marketed from 15 Jul 2024 to 4 Sep 2024 (50 days) by Bridgfords, Halifax



£125,000

## 2 bedroom semi-detached house for sale

+ Add to report

Crest Road, Huddersfield

NO LONGER ADVERTISED

Marketed from 25 Sep 2020 to 12 Oct 2020 (17 days) by Dawson Estates, Elland

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

## 2 bedroom apartment

+ Add to report

Lime Tree Court, Grimescar Road, Ainley Top, Huddersfield, HD2

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Aug 2024 to 29 Sep 2024 (38 days) by Whitegates, Huddersfield



£700 pcm

## 2 bedroom semi-detached house

+ Add to report

Royd Avenue, Ainley Top, Huddersfield

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Jan 2023 to 18 Jan 2023 (15 days) by Martin Thornton Estates Agents, 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: **0-2 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**