

LET PROPERTY PACK

INVESTMENT INFORMATION

Almondbury Bank,
Huddersfield, HD5 8HF

212740485

 www.letproperty.co.uk





Property Description

Our latest listing is in Almondbury Bank, Huddersfield, HD5 8HF

Get instant cash flow of **£600** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **7.6%** if the rent was increased to market rate.

With a tenant currently situated. A space that has been kept in good condition and a potential rental income that can ensure 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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Huddersfield, HD5 8HF

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Property Key Features

2 Bedroom

1 Bathroom

Lounge and Kitchen

Spacious Rooms

Factor Fees: £0.00

Ground Rent: freehold

Lease Length: freehold

Current Rent: £600

Market Rent: £700

Lounge



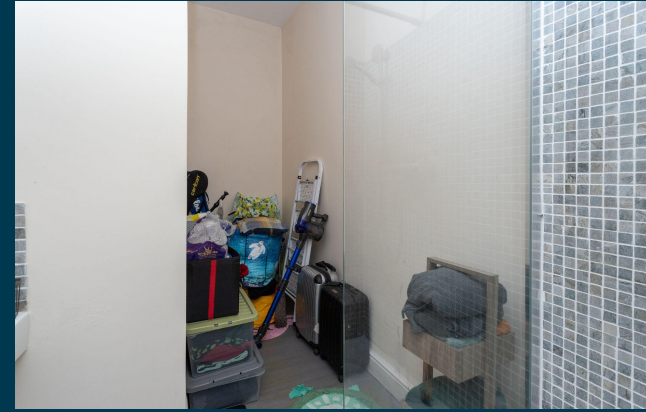
Kitchen



Bedrooms



Bathroom



Initial Outlay



Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 110,000.00

25% Deposit	£27,500.00
SDLT Charge	£3,300
Legal Fees	£1,000.00
Total Investment	£31,800.00

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 £600 per calendar month but the potential market rent is

£ 700

Returns Based on Rental Income	£600	£700
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	freehold	
Letting Fees	£60.00	£70.00
Total Monthly Costs	£418.75	£428.75
Monthly Net Income	£181.25	£271.25
Annual Net Income	£2,175.00	£3,255.00
Net Return	6.84%	10.24%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,855.00**
Adjusted To

Net Return **5.83%**

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

Annual Net Income **£1,605.00**
Adjusted To

Net Return **5.05%**

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 £130,000.00.

 £130,000	2 bedroom house for sale + Add to report Aspley Heights, Church Street, Moldgreen, Huddersfield CURRENTLY ADVERTISED Marketed from 3 Dec 2024 by Smart Properties HD, Huddersfield Key features Second Floor Two Bedroom Apartment No Vendor Chain Involved Views Towards The Town C...  EPC: View (Approx.) Sqft: 764 sq ft Price (£) per sqft: £170.10
 £130,000	2 bedroom terraced house for sale + Add to report Ravensknowle Road, Huddersfield, HDs CURRENTLY ADVERTISED Marketed from 18 Nov 2024 by Home & Manor, Kirkheaton Attention first time buyers! 2 bedrooms Characterful features Cottage style garden Well m...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

2 bedroom terraced house

Primrose Hill Road, Huddersfield, West Yorkshire, HD4

NO LONGER ADVERTISED

Marketed from 15 Oct 2024 to 13 Nov 2024 (28 days) by MARCUS TELFORD ESTATE AGENTS, Islworth

A beautifully renovated two-bedroom end-terrace house is situated in the sought-after Huddersfield...

Sold price history: [View](#)

15/05/2023	£90,000
15/05/2023	£90,000
18/05/2006	£79,950

EPC: [View](#)

(Approx.) Sqft: **980 sq ft** Price (€) per sqft: **€0.71**



£700 pcm

2 bedroom terraced house

Watercroft, Almondbury, Huddersfield, HDs 8UT

NO LONGER ADVERTISED **LET AGREED**

Marketed from 13 Sep 2024 to 27 Sep 2024 (14 days) by Paisley Properties, Almondbury

****AVAILABLE FROM OCTOBER FULLY FURNISHED FOR A SHORT TERM RENTAL OF 6 MONTHS ONLY**** Beautifully r...

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: **5 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.



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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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