

LET PROPERTY PACK

INVESTMENT INFORMATION

Sheepridge Road,
Huddersfield, HD2

211515070

 www.letproperty.co.uk





Property Description

Our latest listing is in Sheepridge Road, Huddersfield, HD2

Get instant cash flow of **£400** per calendar month with a **5.1%** Gross Yield for investors.

This property has a potential to rent for **£654** which would provide the investor a Gross Yield of **8.3%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...



Sheepridge Road,
Huddersfield, HD2

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Property Key Features

2 bedroom

1 bathroom

Spacious Lounge

Good Condition

Factor Fees: £0

Ground Rent: TBC

Lease Length: 842 years

Current Rent: £400

Market Rent: £654

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £95,000.00 and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 95,000.00

25% Deposit	£23,750.00
SDLT Charge	£2,850
Legal Fees	£1,000.00
Total Investment	£27,600.00

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 £400 per calendar month but the potential market rent is

£ 654

Returns Based on Rental Income	£400	£654
Mortgage Payments on £71,250.00 @ 5%	£296.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0	
Ground Rent	TBC	
Letting Fees	£40.00	£65.40
Total Monthly Costs	£351.88	£377.28
Monthly Net Income	£48.13	£276.73
Annual Net Income	£577.50	£3,320.70
Net Return	2.09%	12.03%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,012.70**
Adjusted To

Net Return **7.29%**

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

Annual Net Income **£1,895.70**
Adjusted To

Net Return **6.87%**

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 £110,000.



£110,000

4 bedroom semi-detached house for sale

+ Add to report

Sheepridge Road, Huddersfield, West Yorkshire, HD2

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Oct 2022 to 10 Jul 2023 (278 days) by National Residential, Nationwide



£75,000

2 bedroom semi-detached house for sale

+ Add to report

Sheepridge Road, Huddersfield, HD2

NO LONGER ADVERTISED

SOLD STC

Marketed from 2 Jun 2023 to 27 Sep 2023 (117 days) by Ezmuve Estate Agents, Batley

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

2 bedroom semi-detached house

Ashbrow Road, HUDDERSFIELD

NO LONGER ADVERTISED

Marketed from 27 Jun 2024 to 1 Jul 2024 (3 days) by William H. Brown Lettings, Huddersfield

+ Add to report



£895 pcm

2 bedroom terraced house

Ashbrow Road, Huddersfield, West Yorkshire, HD2

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Jul 2024 to 5 Sep 2024 (65 days) by Ryder & Dutton, Huddersfield

+ Add to report

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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