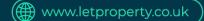


LET PROPERTY PACK

INVESTMENT INFORMATION

Sheepridge Road, Huddersfield, HD2

211515070









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



2 bedroom

1 bathroom

Spacious Lounge

Good Condition

Factor Fees: £0

Ground Rent: TBC

Lease Length: 842 years

Current Rent: £400

Market Rent: £654

21151507C

Lounge





Kitchen





Bedrooms





Bathroom





Exterior









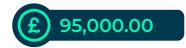
Initial Outlay





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



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

GE/
054

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	ТВС	
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.



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

£110,000

2 bedroom semi-detached house for sale



£75,000

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**.



2 bedroom semi-detached house

+ Add to report

Ashbrow Road, HUDDERSFIELD

NO LONGER ADVERTISED

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



2 bedroom terraced house

+ Add to report

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

£895 pcm

£950 pcm

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.





Interested in this property investment?

Call us on **0141 478 0985**

Sheepridge Road, Huddersfield, HD2



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.