

LET PROPERTY PACK

INVESTMENT INFORMATION

Hurstwood,
Ashton-under-Lyne, OL6
8AY

211753570

 www.letproperty.co.uk





Property Description

Our latest listing is in Hurstwood, Ashton-under-Lyne, OL6 8AY

Get instant cash flow of **£1,050** per calendar month with a **5.8%** Gross Yield for investors.

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 make for a rewarding addition to an investors portfolio.

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



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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Lounge

Modern Kitchen

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 134 years

Current Rent: £1,050

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £219,000.00 and borrowing of £164,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 219,000.00

25% Deposit £54,750.00

SDLT Charge £12,830

Legal Fees £1,000.00

Total Investment £68,580.00

Projected Investment Return



The monthly rent of this property is currently set at £1,050 per calendar month



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.



Returns Based on Rental Income	£1,050
Mortgage Payments on £164,250.00 @ 5%	£684.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£105.00
Total Monthly Costs	£804.38
Monthly Net Income	£245.63
Annual Net Income	£2,947.50
Net Return	4.30%

Return Stress Test Analysis Report



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

Annual Net Income **£847.50**
Adjusted To

Net Return **1.24%**

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

Annual Net Income **-£337.50**
Adjusted To

Net Return **-0.49%**

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 £225,000.



£225,000

3 bedroom semi-detached house for sale

Stoneyfield, Stalybridge

CURRENTLY ADVERTISED

SOLD STC

Marketed from 29 Jan 2025 by A Wilson Estates, Stalybridge

Three Bedrooms | Freehold | Gardens Front and Rear | Popular Residential Location | Extended Kitch...

+ Add to report



£220,000

3 bedroom semi-detached house for sale

Board Street, ASHTON-UNDER-LYNE, Lancashire, OL6

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 Sep 2024 to 21 Mar 2025 (177 days) by Bridgfords, Ashton-Under-Lyne

Situated in the highly sought-after area of Ashton, this immaculate three-bedroom semi-detached p...

+ Add to report

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

3 bedroom semi-detached house

+ Add to report

School Crescent, Stalybridge, SK15

NO LONGER ADVERTISED

Marketed from 27 Jan 2025 to 4 Feb 2025 (8 days) by OpenRent, London

No Agent Fees | Property Reference Number: 2365705



£1,100 pcm

3 bedroom semi-detached house

+ Add to report

Springs Lane, Stalybridge, Greater Manchester, SK15

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Mar 2025 to 25 Apr 2025 (49 days) by Reeds Rains Lettings, Ashton Under Lyne

Three Bed Semi Detached | Recently Refitted Kitchen | Redecorated Throughout | Front and Rear Gar...

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: **2 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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