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## LET PROPERTY PACK

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#### **INVESTMENT** INFORMATION

Blackthorn Drive, Huddersfield, HD3 3SB

213198942

() www.letproperty.co.uk

#### **LETPR®PERTY**





## **Property** Description

Our latest listing is in Blackthorn Drive, Huddersfield, HD3 3SB

Get instant cash flow of £595 per calendar month with a 4.9% Gross Yield for investors.

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **5.4%** if the rent was increased to market rate.

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...

#### **LETPR**@PERTY





#### Blackthorn Drive, Huddersfield, HD3 3SB

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## **Property** Key Features

2 Bedrooms

2 Bathrooms, including 1 en-suite

Allocated Parking Space Well-Maintained Property

Easy Access to Local Amenities

Factor Fees: £125 pm Ground Rent: £17 pm Lease Length: 978 years Current Rent: £595 Market Rent: £650

## Lounge





## Kitchen





## Bedrooms





## Bathroom





## Exterior









Figures based on assumed purchase price of £145,000.00 and borrowing of £108,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### ASSUMED PURCHASE PRICE

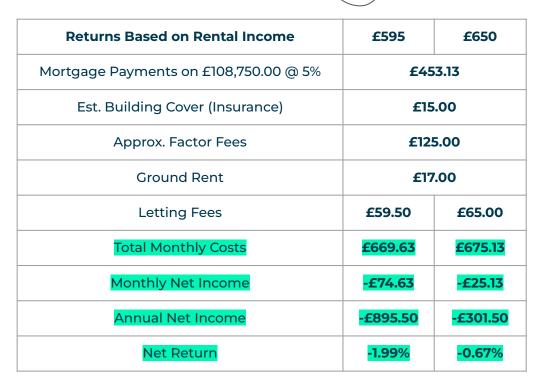


25% Deposit	£36,250.00
SDLT Charge	£7,650
Legal Fees	£1,000.00
Total Investment	£44,900.00

## **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 £595 per calendar month but the potential market rent is





650

### Return Stress Test Analysis Report





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

Annual Net Income -£1,601.50 Adjusted To

Net Return -3.57%

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

Annual Net Income -£2,272.50 Adjusted To

Net Return -5.06%

## 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 £155,000.

	2 bedroom apartment for sale	+ Add to report	
	Lime Tree Court, Huddersfield		
and a state of the	NO LONGER ADVERTISED SOLD STC		
	Marketed from 23 Jun 2023 to 17 Oct 2024 (482 days) by Bramleys,	Huddersfield	
E155,000	2 BED GROUND FLOOR APARTMENT   SPACIOUS LIVING KITCHEN   1 ALLOCATED PARKING SPACE   MODERN FITTE		
	2 bedroom apartment for sale	+ Add to report	



### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.

	2 bedroom apartment	+ Add to report
	The Equilibrium, Plover Road, Lindley, Huddersfield, HD3	
	NO LONGER ADVERTISED LET AGREED	
CEOE nom	Marketed from 1 Dec 2023 to 12 Jan 2024 (41 days) by Whitegates, Huddersfield	, Brighouse & Holmfirth
£695 pcm	*Video Viewing Available* The Award Winning Whitegates Estate Agents Hudde	rsfield, Brighouse & Ho
	2 bedroom apartment	+ Add to report
	New Hey Road, Oakes, Huddersfield, HD3	
	NO LONGER ADVERTISED LET AGREED	
	Marketed from 18 Jun 2024 to 14 Aug 2024 (56 days) by Whitegates, Huddersfield, Bright	
£675 pcm		
	The Multi Award Winning Whitegates Estate Agents Huddersfield, Brighouse & H	loimfirth offer to let

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

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.



Current term of tenancy: 5 years+

Payment history: On time for length of tenancy





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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.

# Interested in this property investment?

# Call us on 0141 478 0985

