


LET PROPERTY PACK

INVESTMENT INFORMATION

Blackthorn Drive,
Huddersfield, HD3 3SB

213198942

 www.letproperty.co.uk





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...



Blackthorn Drive,
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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

£ 145,000.00

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

Projected Investment Return



The monthly rent of this property is currently set at £595 per calendar month but the potential market rent is

£ 650



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	£595	£650
Mortgage Payments on £108,750.00 @ 5%	£453.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£125.00	
Ground Rent	£17.00	
Letting Fees	£59.50	£65.00
Total Monthly Costs	£669.63	£675.13
Monthly Net Income	-£74.63	-£25.13
Annual Net Income	-£895.50	-£301.50
Net Return	-1.99%	-0.67%

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.



£155,000

2 bedroom apartment for sale

+ Add to report

Lime Tree Court, Huddersfield

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Jun 2023 to 17 Oct 2024 (482 days) by Bramleys, Huddersfield

2 BED GROUND FLOOR APARTMENT | SPACIOUS LIVING KITCHEN | 1 ALLOCATED PARKING SPACE | MODERN FITTE...



£150,000

2 bedroom apartment for sale

+ Add to report

The Coppice, Lindley, HD3

CURRENTLY ADVERTISED

SOLD STC

Marketed from 1 Apr 2025 by Simon Blyth, Huddersfield

Purpose built two bed, floor apartment | Vacant with no onward chain | Popular and well regarded ...

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**.



£695 pcm

2 bedroom apartment

+ Add to report

The Equilibrium, Plover Road, Lindley, Huddersfield, HD3

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Dec 2023 to 12 Jan 2024 (41 days) by Whitegates, Huddersfield, Brighouse & Holmfirth

Video Viewing Available The Award Winning Whitegates Estate Agents Huddersfield, Brighouse & Ho...



£675 pcm

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, Brighouse & Holmfirth

The Multi Award Winning Whitegates Estate Agents Huddersfield, Brighouse & Holmfirth offer to let...

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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