

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Blackthorn Drive,  
Huddersfield, HD3

213715315

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Blackthorn Drive, Huddersfield, HD3

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 potential rental income that can ensure 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,  
Huddersfield, HD3

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## Property Key Features

**2 Bedroom**

**2 Bathroom**

**Lounge and Kitchen**

**Spacious Rooms**

**Factor Fees: £125 pm**

**Ground Rent: £16.8 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	£7,250
Legal Fees	£1,000.00
Total Investment	£44,500.00

# 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

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	£16.80	
Letting Fees	£59.50	£65.00
Total Monthly Costs	£669.43	£674.93
Monthly Net Income	-£74.43	-£24.93
Annual Net Income	-£893.10	-£299.10
Net Return	-2.01%	-0.67%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **-£1,599.10**  
Adjusted To

Net Return                      **-3.59%**

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

Annual Net Income      **-£2,272.50**  
Adjusted To


Net Return                      **-5.11%**



# 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 £155,000.00.



2 bedroom apartment for sale

Tennyson Avenue, Huddersfield, HD3

**CURRENTLY ADVERTISED**


Marketed from 25 Aug 2024 by Simon Blyth, Huddersfield

Purpose built 2 double bedroom apartment | Close to village amenities and M62 | Popular location ...

View floor plan

£155,000

+ Add to report



2 bedroom apartment for sale

Apt 9, 164 Laund Road, Salendine Nook, Huddersfield, HD3 3TY

**CURRENTLY ADVERTISED** **SOLD STC**

Marketed from 21 Aug 2024 by Marsh and Marsh, Halifax

**\*\*ATTENTION TO ALL YOUNG/PROFESSIONAL COUPLES, ANY FIRST TIME BUYERS OR SEMI-RETIRED COUPLES\*\***


£155,000

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



**2 bedroom terraced house** [+ Add to report](#)


Wellington Street, Huddersfield

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 27 Dec 2024 to 30 Dec 2024 (3 days) by Martin Thornton Estates Agents, Huddersfield

This well-appointed two-bedroomed back-to-back terraced house extends over the side passageway, m...

**£650 pcm**




[View floor plan](#)

**Sold price history:** [View](#)

12/11/2013	£62,000
17/04/2003	£48,950
04/03/1999	£18,000

**EPC:** [View](#)

(Approx.) Sqft: **474 sq ft** Price (£) per sqft: **£1.37**



**2 bedroom house** [+ Add to report](#)

Acre Street, Huddersfield

**NO LONGER ADVERTISED**

Marketed from 12 Dec 2024 to 30 Dec 2024 (18 days) by SW Property, Hipperholme

2 Double bedrooms | Cottage | Walking distance to Lindley village | Gas central heating and PVCu ...

**£650 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.





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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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