

LET PROPERTY PACK

INVESTMENT INFORMATION

Lawrence Road,
Huddersfield, HD1

214179323

 www.letproperty.co.uk





Property Description

Our latest listing is in Lawrence Road, Huddersfield, HD1

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...



Lawrence Road,
Huddersfield, HD1

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Property Key Features

2 Bedroom

1 Bathroom

Lounge and Kitchen

Spacious Rooms

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 864 years

Current Rent: £595

Market Rent: £650

Lounge



Kitchen



Bedrooms



Bathroom



Initial Outlay



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	TBC	
Ground Rent	TBC	
Letting Fees	£59.50	£65.00
Total Monthly Costs	£527.63	£533.13
Monthly Net Income	£67.38	£116.88
Annual Net Income	£808.50	£1,402.50
Net Return	1.82%	3.15%

Return **Stress Test** Analysis Report



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

Annual Net Income **£102.50**
Adjusted To

Net Return **0.23%**

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



Annual Net Income **-£772.50**
Adjusted To

Net Return **-1.74%**

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 £150,000.00.

 £150,000	<div>2 bedroom character property for sale</div> <div>Greenhead Road, Huddersfield</div> <div>CURRENTLY ADVERTISED</div> <div>Marketed From 26 Dec 2024 by William H. Brown, Huddersfield</div> <div>Grade II listed with Characterful Features Off-road parking Great Location for the town centre...</div> <div>Sold price history: 05/11/2007</div> <div>View £125,000</div> <div>+ Add to report</div>
 £150,000	<div>2 bedroom end of terrace house for sale</div> <div>Wellington Street, Huddersfield, HD3</div> <div>NO LONGER ADVERTISED</div> <div>Marketed From 20 Nov 2024 to 3 Jun 2025 (135 days) by Yopa, East Midlands & Yorkshire</div> <div>Large Kitchen / Diner Log Burner Great Transport Links Lindley Village Fantastic Conditions...</div> <div>+ Add to report</div>

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

Blackmoorfoot Road, Huddersfield

NO LONGER ADVERTISED **LET AGREED**

Marketed from 28 Jan 2025 to 28 Jan 2025 by Smart Properties HD, Huddersfield


2 bedroom Property located in Crosland Moor, huddersfield. Situated on a main road very close to ...

Sold price history: [View](#)

20/12/2019	£54,500
05/08/2005	£70,000
19/03/2004	£61,000

EPC: [View](#)

(Approx.) Sqft: **700 sq ft** Price (£) per sqft: **£0.93**



2 bedroom apartment

Mountjoy Road, Huddersfield

CURRENTLY ADVERTISED **LET AGREED**

Marketed from 22 Jan 2025 by Bridgfords Lettings, Halifax

Ground Floor Apartment | Two Bedrooms | Two Allocated Parking Spaces | Council Tax Band B

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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