

LET PROPERTY PACK

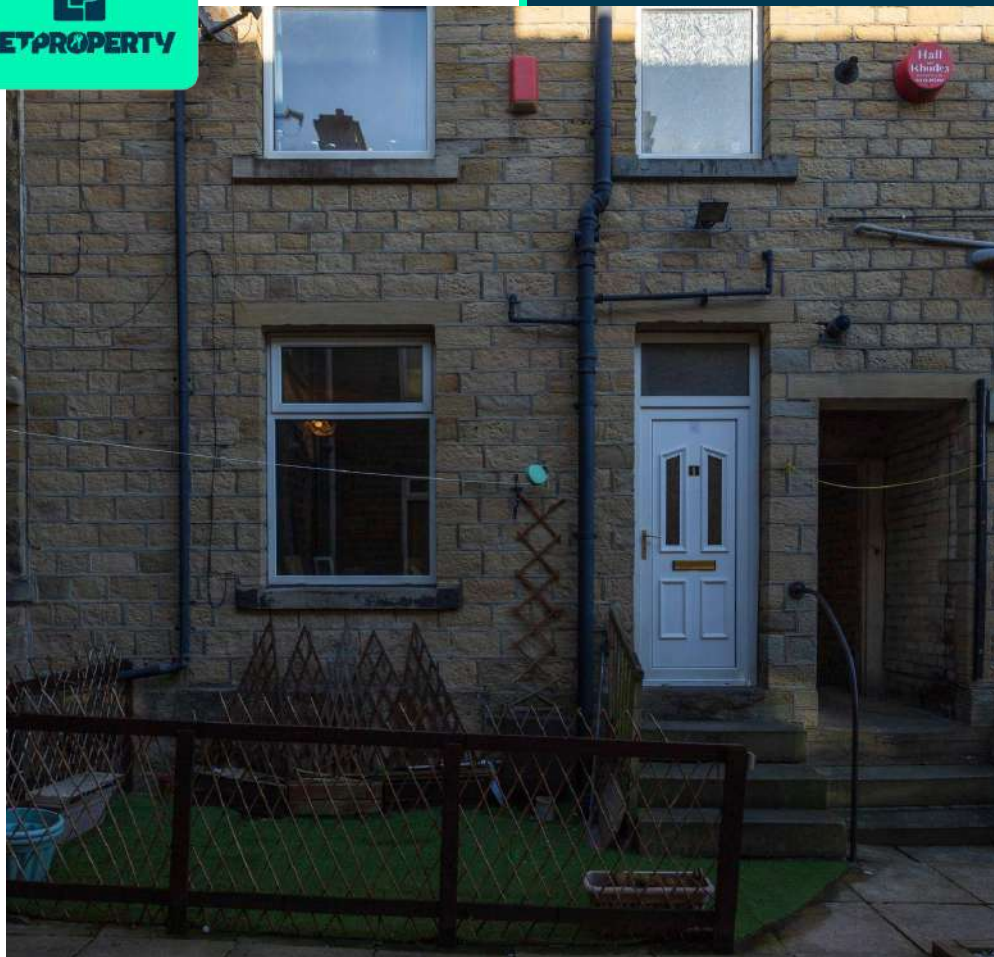
INVESTMENT INFORMATION

Batley Avenue,
Huddersfield, HD1

214300907

 www.letproperty.co.uk





Property Description

Our latest listing is in Batley Avenue, Huddersfield, HD1

Get instant cash flow of **£500** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **6.3%** 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 ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Batley Avenue,
Huddersfield, HD1

214300907



Property Key Features

2 Bedroom

1 Bathroom

Lounge and Kitchen

Spacious Rooms

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 861 years

Current Rent: £500

Market Rent: £550

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £105,000.00 and borrowing of £78,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 105,000.00

25% Deposit	£26,250.00
SDLT Charge	£5,250
Legal Fees	£1,000.00
Total Investment	£32,500.00

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 £500 per calendar month but the potential market rent is

£ 550

Returns Based on Rental Income	£500	£550
Mortgage Payments on £78,750.00 @ 5%	£328.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£50.00	£55.00
Total Monthly Costs	£393.13	£398.13
Monthly Net Income	£106.88	£151.88
Annual Net Income	£1,282.50	£1,822.50
Net Return	3.95%	5.61%

Return **Stress Test** Analysis Report



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

Annual Net Income **£722.50**
Adjusted To

Net Return **2.22%**

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


Annual Net Income **£247.50**
Adjusted To

Net Return **0.76%**

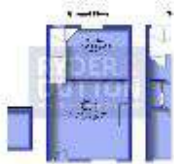
Sale Comparables Report



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 £110,000.00.



£110,000



[View floor plan](#)

2 bedroom terraced house for sale

Raven Street, Huddersfield, West Yorkshire, HD1

CURRENTLY ADVERTISED **SOLD STC**


Marketed from 9 Jan 2025 by Ryder & Dutton, Huddersfield

THROUGH TERRACE PROPERTY | TWO BEDROOMS | QUIET LOCATION | REAR GARDEN/OFF STREET PARKING | VIEWS...

EPC: [View](#)

(Approx.) Sqft: 657 sq ft Price (£) per sqft: **£167.53**

[+ Add to report](#)



£110,000

2 bedroom terraced house for sale

Burfitts Road, Huddersfield, HD3 4YN

CURRENTLY ADVERTISED

Marketed from 26 Dec 2024 by Peter David Properties, Huddersfield



A FULLY RENOVATED BACK TO BACK TERRACED PROPERTY | TWO DOUBLE BEDROOMS | OPEN PLAN

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £550 based on the analysis carried out by our letting team at **Let Property Management**.

 £550 pcm	<h3>2 bedroom terraced house</h3> <p>Norman Road, Birkby</p> <p>NO LONGER ADVERTISED LET AGREED</p> <p>Marketed from 14 Nov 2024 to 23 Jan 2025 (70 days) by Martin & Co, Huddersfield</p> <p>Rear terrace 1 Bedroom plus attic Living kitchen Garden Close to town Popular area</p> <p>Sold price history: View</p> <table><tr><td>07/02/2017</td><td>£50,000</td></tr><tr><td>25/10/2004</td><td>£60,000</td></tr><tr><td>10/08/2001</td><td>£28,500</td></tr></table> <p>EPC: View</p> <p>(Approx.) Sqft: 667 sq ft Price (£) per sqft: £0.82</p>	07/02/2017	£50,000	25/10/2004	£60,000	10/08/2001	£28,500
07/02/2017	£50,000						
25/10/2004	£60,000						
10/08/2001	£28,500						
 £550 pcm	<h3>2 bedroom flat</h3> <p>New Hey Road, Huddersfield</p> <p>NO LONGER ADVERTISED LET AGREED</p> <p>Marketed from 13 Nov 2024 to 23 Dec 2024 (40 days) by Smart Properties HD, Huddersfield</p> <p>The two-bedroom upper-floor flat on New Hey Road, Lindley (HD3 4AL), is available for rent. The f...</p>						

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**



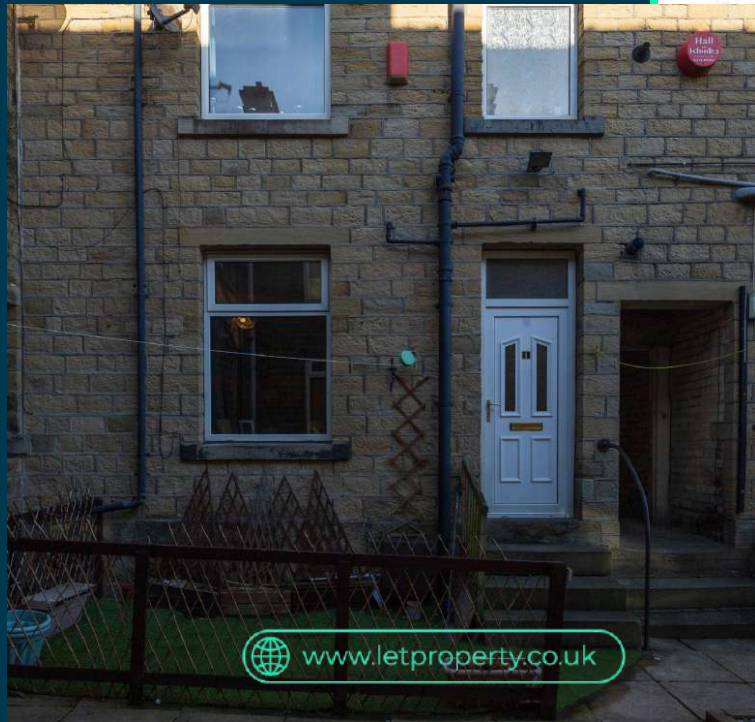
Payment history: **On time for length of tenancy**



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.



Batley Avenue, Huddersfield, HD1

214300907

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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