

LET PROPERTY PACK

INVESTMENT INFORMATION

Green End Road,
Holmfirth, HD9 5NW

214931617

 www.letproperty.co.uk





Property Description

Our latest listing is in Green End Road, Holmfirth, HD9 5NW

Get instant cash flow of **£520** per calendar month with a **4.9%** Gross Yield for investors.

This property has a potential to rent for **£662** which would provide the investor a Gross Yield of **6.3%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



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Property Key Features

2 Bedrooms

1 Bathroom

Well-Maintained Property

**Likely to attract enquiries from
Serious Investors & Developers**

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £520

Market Rent: £662

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £126,500.00 and borrowing of £94,875.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 126,500.00

25% Deposit	£31,625.00
SDLT Charge	£6,355
Legal Fees	£1,000.00
Total Investment	£38,980.00

Projected Investment Return



The monthly rent of this property is currently set at £520 per calendar month but the potential market rent is

£ 662



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	£520	£662
Mortgage Payments on £94,875.00 @ 5%	£395.31	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£52.00	£66.20
Total Monthly Costs	£462.31	£476.51
Monthly Net Income	£57.69	£185.49
Annual Net Income	£692.25	£2,225.85
Net Return	1.78%	5.71%

Return **Stress Test** Analysis Report



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

Annual Net Income **£901.85**
Adjusted To

Net Return **2.31%**

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

Annual Net Income **£328.35**
Adjusted To

Net Return **0.84%**

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 £140,000.



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

Blackmoorfoot, Linthwaite, Huddersfield, West Yorkshire, HD7

NO LONGER ADVERTISED

Marketed from 19 Dec 2023 to 9 Jul 2024 (202 days) by British Homesellers, National

£140,000

Well-presented cosy 2 bedroom cottage located in Linthwaite, Huddersfield. Comprised of: Bright a...



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

Greens End Road, Meltham, Holmfirth, West Yorkshire, HD9

NO LONGER ADVERTISED **SOLD STC**

Marketed from 16 Jan 2024 to 9 May 2024 (113 days) by EweMove, Covering Yorkshire

£135,000

Book your viewing by calling us 24/7 | Perfect for first time buyers and investors | Two bedroom ...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom terraced house + Add to report

Victoria Road, Meltham

NO LONGER ADVERTISED **LET AGREED**

Marketed from 26 Mar 2024 to 19 May 2024 (54 days) by CPS Estates, Meltham

AVAILABLE IMMEDIATLEY | TWO LARGE DOUBLE BEDROOMS | LOCATED IN THE CENTER OF MELTHAM | WELL PRESE...

£675 pcm



2 bedroom terraced house + Add to report

Red Lane, Meltham, Holmfirth, HD9

NO LONGER ADVERTISED

Marketed from 21 Jan 2025 to 29 Jan 2025 (7 days) by OpenRent, London

No Agent Fees | Property Reference Number: 2358625

£665 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.

