

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Crescent Road,  
Huddersfield, HD2

214314422

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





## Property Description

Our latest listing is in Crescent Road, Huddersfield, HD2.

Get instant cash flow of **£595** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£648** which would provide the investor a Gross Yield of **5.6%** if the rent was increased to market rate.

**This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.**

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



Crescent Road,  
Huddersfield, HD2

214314422



## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Courtyard Available**

**Cellar: Potential for Room  
Conversion**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £595**

**Market Rent: £648**



# Lounge



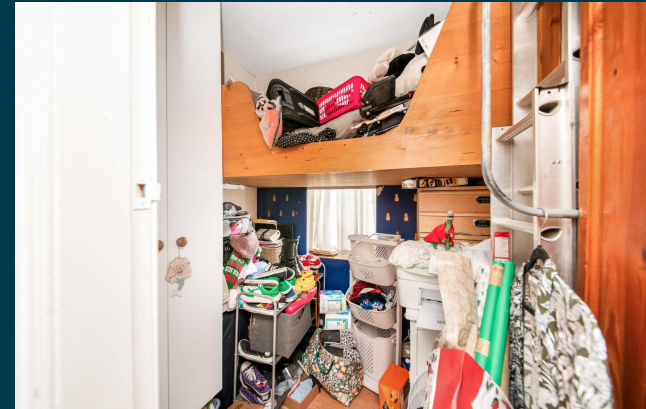


# Kitchen





# Bedrooms



# Bathroom





# Exterior





Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 138,000.00

25% Deposit	£34,500.00
SDLT Charge	£6,900
Legal Fees	£1,000.00
Total Investment	£42,400.00

# Projected Investment Return



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

£ 648



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	£648
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£59.50	£64.80
Total Monthly Costs	£505.75	£511.05
Monthly Net Income	£89.25	£136.95
Annual Net Income	£1,071.00	£1,643.40
Net Return	2.53%	3.88%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£347.40**  
Adjusted To

Net Return                      **0.82%**

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

Annual Net Income      **-£426.60**  
Adjusted To

Net Return                      **-1.01%**

# 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 £159,950.



**£159,950**

### 2 bedroom house for sale

[+ Add to report](#)

Crescent Road, Birkby, Huddersfield

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 3 Aug 2021 to 22 Nov 2021 (111 days) by Peter David Properties, Huddersfield



**£150,000**

### 3 bedroom terraced house for sale

[+ Add to report](#)

Norman Road, Birkby, Huddersfield

**NO LONGER ADVERTISED**

Marketed from 3 Nov 2022 to 26 Jan 2023 (83 days) by Boultons, Huddersfield

NO UPPER CHAIN | BEAUTIFULLY PRESENTED | SPACIOUS THROUGH TERRACE | GENEROUS REAR GARDEN | 3 DOUB...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

## 3 bedroom detached house

+ Add to report

Scale Hill, Huddersfield, West Yorkshire, HD2

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Dec 2023 to 2 Feb 2024 (48 days) by Reeds Rains, Huddersfield



£900 pcm

## 3 bedroom terraced house

+ Add to report

Armitage Road, Birkby, Huddersfield, -, HD2

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Oct 2023 to 28 Dec 2023 (64 days) by Whitegates, Huddersfield, Brighouse & Holmfirth



# 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.



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

Crescent Road, Huddersfield, HD2

214314422

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.



**LETPROPERTY**