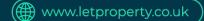


LET PROPERTY PACK

INVESTMENT INFORMATION

Longwood Gate, Huddersfield, HD3

214710181









Property Description

Our latest listing is in Longwood Gate, Huddersfield, HD3

Get instant cash flow of £1,100 per calendar month with a 6.4% Gross Yield for investors.

This property has a potential to rent for £1,175 which would provide the investor a Gross Yield of 6.8% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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







Longwood Gate, Huddersfield, HD3



3 Bedrooms

2 Bathrooms

Roof Terrace

Driveway

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £1,100

Market Rent: £1,175

214710181

Lounge









Kitchen









Bedrooms









Bathroom









Exterior









Initial Outlay





Figures based on assumed purchase price of £207,000.00 and borrowing of £155,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£51,750.00**

SDLT Charge **6210**

Legal Fees £1,000.00

Total Investment £58,960.00

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 £1,100 per calendar month but the potential market rent is



Returns Based on Rental Income	£1,100	£1,175
Mortgage Payments on £155,250.00 @ 5%	£646.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	ТВС	
Letting Fees	£110.00	£117.50
Total Monthly Costs	£771.88	£779.38
Monthly Net Income	£328	£396
Annual Net Income	£3,938	£4,748
Net Return	6.68%	8.05%

Return Stress Test Analysis Report





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

Annual Net Income

£2,398

Adjusted To

Net Return

4.07%

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

Annual Net Income

£1,643

Adjusted To

Net Return

2.79%

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 £250,000.



3 bedroom semi-detached house for sale

+ Add to report

BOTHAM HALL ROAD, HUDDERSFIELD, HD3

CURRENTLY ADVERTISED

SOLD STC

Marketed from 14 Feb 2025 by EweMove, Covering Lindley & Colne Valley

£250,000



£140,000

3 bedroom town house for sale

+ Add to report

Victoria Court, Longwood, Huddersfield

NO LONGER ADVERTISED

Marketed from 20 Aug 2020 to 1 Feb 2022 (529 days) by William H. Brown, Huddersfield

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

3 bedroom terraced house

+ Add to report

Longwood Gate, Longwood, Huddersfield

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Sep 2024 to 18 Oct 2024 (41 days) by Martin Thornton Estates Agents, Huddersfield



£900 pcm

3 bedroom terraced house

+ Add to report

Church Street, Longwood, Huddersfield, West Yorkshire, HD3

NO LONGER ADVERTISED

Marketed from 25 Feb 2025 to 3 Mar 2025 (6 days) by Linley & Simpson, 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: 1 year



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.





Interested in this property investment?

Call us on **0141 478 0985**

Longwood Gate, Huddersfield, HD3



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.