


LET PROPERTY PACK

INVESTMENT INFORMATION

Woodedge Avenue,
Huddersfield, HD5

215163430

 www.letproperty.co.uk





Property Description

Our latest listing is in Woodedge Avenue, Huddersfield, HD5

Get instant cash flow of **£895** per calendar month with a **5.5%** Gross Yield for investors.

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...



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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 931 years

Current Rent: £895

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £196,000.00 and borrowing of £147,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 196,000.00

25% Deposit	£49,000.00
SDLT Charge	£9,800
Legal Fees	£1,000.00
Total Investment	£59,800.00

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 £895 per calendar month.

Returns Based on Rental Income	£895
Mortgage Payments on £147,000.00 @ 5%	£612.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£89.50
Total Monthly Costs	£717.00
Monthly Net Income	£178.00
Annual Net Income	£2,136.00
Net Return	3.57%

Return **Stress Test** Analysis Report



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

Annual Net Income **£346.00**
Adjusted To

Net Return **0.58%**

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

Annual Net Income **-£804.00**
Adjusted To

Net Return **-1.34%**

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 £245,000.



£245,000

3 bedroom semi-detached house for sale

Woodedge Avenue, Huddersfield

CURRENTLY ADVERTISED

Marketed from 30 Jan 2025 by Cornerstone Estate Agents, Huddersfield

+ Add to report



£195,000

3 bedroom semi-detached house for sale

Woodedge Avenue, Dalton, Huddersfield, HD5 9UX

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Jun 2022 to 4 Jul 2023 (382 days) by Paisley Properties, Almondbury

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

3 bedroom semi-detached house

+ Add to report

Waterloo Road, Huddersfield

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Oct 2024 to 28 Nov 2024 (45 days) by Cornerstone Estate Agents, Huddersfield



£1,100 pcm

3 bedroom terraced house

+ Add to report

Dalton Green Lane, Huddersfield, HD5

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Sep 2024 to 6 Nov 2024 (57 days) by Ezmuve Estate Agents, Batley

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: **2 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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