

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Laura Street, Brighouse,  
HD6 1JD

217003681

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





## Property Description

Our latest listing is in Laura Street, Brighouse, HD6 1JD

Get instant cash flow of **£430** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£676** which would provide the investor a Gross Yield of **9.4%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



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## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Three Piece Bathroom**

**Front and rear gardens**

**Street Parking**

**Easy Access to Local Amenities**

**Factor Fees: £40 pm**

**Ground Rent: TBC**

**Lease Length: 100 years**

**Current Rent: £430**

**Market Rent: £676**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior





# Initial Outlay



Figures based on assumed purchase price of £86,000.00 and borrowing of £64,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 86,000.00

25% Deposit	£21,500.00
SDLT Charge	£4,300
Legal Fees	£1,000.00
Total Investment	£26,800.00

# Projected Investment Return



The monthly rent of this property is currently set at £430 per calendar month but the potential market rent is

£ 676



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	£430	£676
Mortgage Payments on £64,500.00 @ 5%	£268.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£40.00	
Ground Rent	TBC	
Letting Fees	£43.00	£67.60
Total Monthly Costs	£366.75	£391.35
Monthly Net Income	£63.25	£284.65
Annual Net Income	£759.00	£3,415.80
Net Return	2.83%	12.75%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,063.80**  
Adjusted To

Net Return      **7.70%**

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

Annual Net Income      **£2,125.80**  
Adjusted To

Net Return      **7.93%**



# 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 £127,000.



£127,000

## 1 bedroom flat for sale

+ Add to report

Back Potternewton Lane, Leeds

NO LONGER ADVERTISED

Marketed from 10 Dec 2024 to 29 Apr 2025 (140 days) by Stoneacre Properties, Chapel Allerton

1-BED FLAT | OPEN PLAN LIVING SPACE | GREAT FIRST TIME BUY / INVESTMENT PROPERTY | DOUBLE BEDROOM...



£125,000

## 1 bedroom apartment for sale

+ Add to report

Farm Hill Road, Morley, Leeds, West Yorkshire

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Dec 2023 to 6 Feb 2025 (426 days) by Manning Stainton, Morley

One bedroom ground floor apartment | Presented to a fantastic standard | Private garden to the re...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,145 based on the analysis carried out by our letting team at **Let Property Management**.



£1,145 pcm

## 1 bedroom apartment

+ Add to report

The Headline, Leeds Leeds LS1

NO LONGER ADVERTISED

Marketed from 28 Mar 2025 to 11 Apr 2025 (13 days) by Grainger, North

No admin fees | Flexible long term tenancies | Complimentary super fast WiFi | Dedicated onsite r...



£1,140 pcm

## 1 bedroom flat

+ Add to report

New York Square, Leeds, LS2

NO LONGER ADVERTISED

Marketed from 31 Jan 2025 to 3 Feb 2025 (2 days) by Home Made, London

24hr Concierge | Furnished/Unfurnished | Residents Sky Lounge/BBQ Ara | Cinema & Games Room | Par...

# 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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including  
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



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

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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