

LET PROPERTY PACK

INVESTMENT INFORMATION

Clarke Lane, Meltham HD9

217051521

 www.letproperty.co.uk





Property Description

Our latest listing is in Clarke Lane, Meltham HD9

Get instant cash flow of **£535** per calendar month with a **11.2%** Gross Yield for investors.

This property has a potential to rent for **£535** which would provide the investor a Gross Yield of **11.2%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...



Clarke Lane, Meltham
HD9

217051521



Property Key Features

Studio Flat

1 bathroom

Well Maintained Property

Three Piece Bathroom

Factor Fees: 10 PM

Ground Rent: tbc

Lease Length: tbc

Current Rent: £535

Market Rent: £535

Lounge



Kitchen



Bathroom



Exterior





Figures based on assumed purchase price of £57,500.00 and borrowing of £43,125.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 57,500.00

25% Deposit	£14,375.00
SDLT Charge	£2,875
Legal Fees	£1,000.00
Total Investment	£18,250.00

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.



Returns Based on Rental Income	£535
Mortgage Payments on £43,125.00 @ 5%	£179.69
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£10.00
Ground Rent	tbc
Letting Fees	£53.50
Total Monthly Costs	£258.19
Monthly Net Income	£276.81
Annual Net Income	£3,321.75
Net Return	18.20%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,251.75**
Adjusted To

Net Return **12.34%**

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


Annual Net Income **£2,459.25**
Adjusted To

Net Return **13.48%**


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 £75,000.



£75,000



[View floor plan](#)

Studio flat for sale

[+ Add to report](#)

Manchester Road, Milnsbridge, Huddersfield, West Yorkshire, HD4

CURRENTLY ADVERTISED

Marketed from 16 Jan 2025 by Whitegates, Huddersfield, Brighouse & Holmfirth

Under Dwelling | Studio Apartment | Modern Kitchen | Modern Bathroom | Chain Free

Sold price history:	View
15/04/2005	£26,000

EPC:	View
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(Approx.) Sqft: **291 sq ft** Price (£) per sqft: **£258.06**



£55,000

Studio flat for sale

[+ Add to report](#)

The Park, Kirkburton

CURRENTLY ADVERTISED

Marketed from 31 Jan 2025 by Martin & Co, Huddersfield

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

Studio flat

+ Add to report

Wood Street Studios, Huddersfield Central

CURRENTLY ADVERTISED

Marketed from 13 Dec 2023 by Martin & Co, Huddersfield

Town Centre Location | GWE & BB Bills Inclusive | Brand New | Spacious | From £115 P/W



£700 pcm

Studio flat

+ Add to report

Bridge end,

NO LONGER ADVERTISED

Marketed from 10 Mar 2025 to 10 Mar 2025 by SW Property, Hipperholme

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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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