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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

This property has a potential to rent for £535 which would provide the investor a Gross Yield of 11.3% 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...





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Property Key Features

Studio Flat

1 Bathroom

Well-Maintained Property Three-Piece Bathroom Factor Fees: £42.00 PM Ground Rent: TBC Lease Length: TBC Market Rent: £535







Kitchen





Bathroom













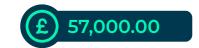






Figures based on assumed purchase price of £57,000.00 and borrowing of £42,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£14,250.00
SDLT Charge	£2,850
Legal Fees	£1,000.00
Total Investment	£18,100.00

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 £42,750.00 @ 5%	£178.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£42.00
Ground Rent	твс
Letting Fees	£53.50
Total Monthly Costs	£288.63
Monthly Net Income	<mark>£246.38</mark>
Annual Net Income	<mark>£2,956.50</mark>
Net Return	<mark>16.33%</mark>



Return Stress Test Analysis Report





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

Annual Net Income **£1,886.50** Adjusted To

Net Return 10.42%

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

Annual Net Income **£2,101.50** Adjusted To

Net Return

11.61%

Sale Comparables Report

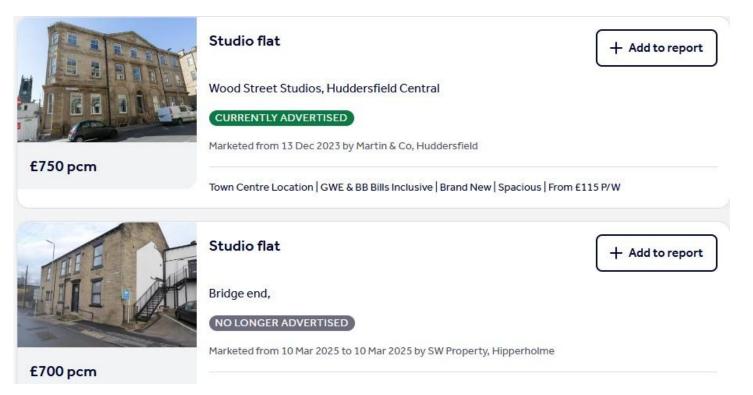
This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £75,000.

AN FRANK	Studio flat for sale	+ Add to report	
	Manchester Road, Milnsbridge, Huddersfield, West Yorkshire, HD4		
	CURRENTLY ADVERTISED Marketed from 16 Jan 2025 by Whitegates, Huddersfield, Br	righouse & Holmfirth	
£75,000	Under Dwelling Studio Apartment Modern Kitchen Modern Bathroom Chain Free		
20日 正式 Katherina	Sold price history:	View	
	15/04/2005	£26,000	
Four Flein retrick-diam Scientis right land and four-memory and the land, and the same	₽ EPC:	View	
[] View floor plan	(Approx.) Sqft: 291 sq ft Price (£) per sqft: £ 2	258.06	
	Studio flat for sale	+ Add to report	
	The Park, Kirkburton		
The second second	CURRENTLY ADVERTISED Marketed from 31 Jan 2025 by Martin & Co, Huddersfield		
£55,000			

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**.



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**



Payment history: N/A

Current term of tenancy: N/A



Fully compliant tenancy: N/A

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.

