

LET PROPERTY PACK

INVESTMENT INFORMATION

Wellington Street, Huddersfield, HD3

217213323











Property Description

Our latest listing is in Wellington Street, Huddersfield, HD3

Get instant cash flow of £800 per calendar month with a 5.5% Gross Yield for investors.

This property has a potential to rent for £1,150 which would provide the investor a Gross Yield of 8.0% 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...







Wellington Street, Huddersfield, HD3



3 bedroom

1 bathroom

Good Condition

Garden Ground Space

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £800

Market Rent: £1,150

217213323

Lounge





Kitchen





Bedrooms







Bathroom





Exterior









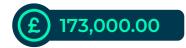
Initial Outlay





Figures based on assumed purchase price of £173,000.00 and borrowing of £129,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£43,250.00**

SDLT Charge £9,610

Legal Fees £1,000.00

Total Investment £53,860.00

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 £800 per calendar month but the potential market rent is



Returns Based on Rental Income	£800	£1,150
Mortgage Payments on £129,750.00 @ 5%	£540.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	Freehold	
Letting Fees	£80.00	£115.00
Total Monthly Costs	£635.63	£670.63
Monthly Net Income	£164.38	£479.38
Annual Net Income	£1,972.50	£5,752.50
Net Return	3.66%	10.68%

Return Stress Test Analysis Report





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

£3,452.50

Annual Net Income

Adjusted To

Net Return

6.41%

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

Annual Net Income

£3,157.50

Adjusted To

Net Return

5.86%

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 £180,000.



3 bedroom terraced house for sale

+ Add to r

27 Cressfield Road, Lindley, HD3 3EF

CURRENTLY ADVERTISED SOLD STC

Marketed from 15 Apr 2025 by Marsh and Marsh, Halifax



£180,000

£170,000

3 bedroom terraced house for sale

+ Add to report

King Street, Huddersfield, HD3

NO LONGER ADVERTISED

Marketed from 19 Nov 2023 to 16 Jan 2024 (57 days) by Strike, Yorkshire

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property**Management.



3 bedroom semi-detached house

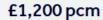
+ Add to report

Acre Street, Huddersfield, HD3 3EJ

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Mar 2025 to 29 Apr 2025 (42 days) by Yellow Brick Road Estate Agents, Sowerby Bridge





3 bedroom end of terrace house

+ Add to report

King Street, Lindley

(NO LONGER ADVERTISED)

LET AGREED

Marketed from 15 Aug 2024 to 9 Sep 2024 (25 days) by Martin & Co, Huddersfield

£1,100 pcm

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: 5 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.





Interested in this property investment?

Call us on **0141 478 0985**



Wellington Street, 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.