

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Redwing Crescent, Huddersfield, HD3

217633069











### **Property Description**

Our latest listing is in Redwing Crescent, Huddersfield, HD3

Get instant cash flow of £575 per calendar month with a 11.0% Gross Yield for investors.

This property has a potential to rent for £630 which would provide the investor a Gross Yield of 12.0% if the rent was increased to market rate.

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...







Redwing Crescent, Huddersfield, HD3



1 Bedroom

1 Bathroom

**Spacious Lounge** 

**Well Maintained Property** 

Service Charge: £77.75 PM

Ground Rent: £25.00 PM

Lease Length: 112 years

**Current Rent: £575** 

Market Rent: £630

217633069

## Lounge





## **Kitchen**





## **Bedrooms**





## Bathroom





## **Exterior**





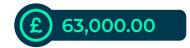
### **Initial Outlay**





Figures based on assumed purchase price of £63,000.00 and borrowing of £47,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£15,750.00** 

SDLT Charge £3,150

Legal Fees £1,000.00

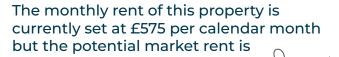
Total Investment £19,900.00

#### **Projected Investment Return**





Our industry leading letting agency
Let Property Management can
provide advice on achieving full
market rent.





Returns Based on Rental Income	£575	£630
Mortgage Payments on £47,250.00 @ 5%	£196.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Service Charge	£77.75	
Ground Rent	£25.00	
Letting Fees	£57.50	£63.00
Total Monthly Costs	£372.13	£377.63
Monthly Net Income	£202.88	£252.38
Annual Net Income	£2,434.50	£3,028.50
Net Return	12.23%	15.22%

#### Return Stress Test Analysis Report





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

Annual Net Income

£1,768.50

**Adjusted To** 

Net Return

8.89%

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

Annual Net Income

£2,383.50

Adjusted To

Net Return

11.98%

## 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 £85,000.



£85,000

#### 2 bedroom apartment for sale

+ Add to report

Redwing Crescent, Longwood, Huddersfield, Kirklees, HD3

#### CURRENTLY ADVERTISED

Marketed from 3 Dec 2024 by Whitegates, Huddersfield, Brighouse & Holmfirth



£65,000

#### 2 bedroom flat for sale

+ Add to report

Redwing Crescent, Milnsbridge, Huddersfield

CURRENTLY ADVERTISED

SOLD STC

Marketed from 21 Aug 2024 by William H. Brown, 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**.



2 bedroom apartment

+ Add to report

Knowl Road, Golcar

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Mar 2025 to 15 May 2025 (53 days) by Martin & Co, Huddersfield



2 bedroom flat

+ Add to report

Market Street, Huddersfield, West Yorkshire, HD3

CURRENTLY ADVERTISED

Marketed from 10 Oct 2024 by Leef Property Management Ltd, Warrington

£750 pcm

£750 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** 



Redwing Crescent, 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.