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LET PROPERTY PACK

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INVESTMENT INFORMATION

Malvern Rise, Huddersfield, HD4

218472979

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Property Description

Our latest listing is in Malvern Rise, Huddersfield, HD4

Get instant cash flow of £850 per calendar month with a 6.4% Gross Yield for investors.

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...







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Property Key Features

3 Bedrooms 1 Bathroom Good Condition Rear Garden Space

Factor Fees: £0.00 Ground Rent: Freehold Lease Length: Freehold Current Rent: £850







Kitchen





Bedrooms





Bathroom





Exterior



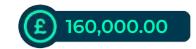






Figures based on assumed purchase price of £160,000.00 and borrowing of £120,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£40,000.00
SDLT Charge	£8,700
Legal Fees	£1,000.00
Total Investment	£49,700.00

Projected Investment Return



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

Returns Based on Rental Income	£850
Mortgage Payments on £120,000.00 @ 5%	£500.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£85.00
Total Monthly Costs	£600.00
Monthly Net Income	<mark>£250.00</mark>
Annual Net Income	£3,000.00
Net Return	<mark>6.04%</mark>

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Return Stress Test Analysis Report





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

Annual Net Income **£1,300.00** Adjusted To

Net Return **2.62**%

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

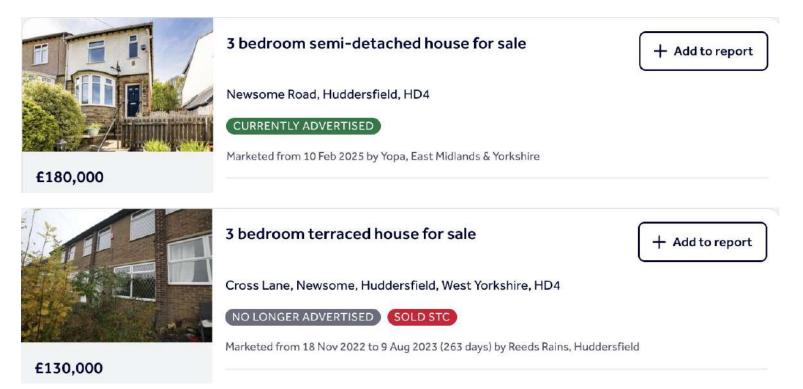
Annual Net Income **£600.00** Adjusted To

Net Return

1.21%

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.



Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

3 bedroom terraced house

Cross Lane, Newsome, Huddersfield, HD4 6DL

NO LONGER ADVERTISED

Marketed from 23 Aug 2024 to 30 Sep 2024 (37 days) by Earnshaw Kay Estates, Huddersfield



3 bedroom semi-detached house

Newsome Road, Huddersfield, HD4

NO LONGER ADVERTISED

Marketed from 28 Nov 2022 to 30 Nov 2022 (1 days) by OpenRent, London

£800 pcm



+ Add to report



LETOR(I)DERTY

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: 9 years+

Payment history: On time for length of tenancy



Standard Tenancy Agreement In Place: **YES**





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.







www.letproperty.co.uk

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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.

