

LET PROPERTY PACK

INVESTMENT INFORMATION

Malvern Rise, Huddersfield,
HD4

218472979

 www.letproperty.co.uk





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...



Malvern Rise,
Huddersfield, HD4

218472979



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

Lounge



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

£ 160,000.00

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	£250.00
Annual Net Income	£3,000.00
Net Return	6.04%

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.



£180,000

3 bedroom semi-detached house for sale

+ Add to report

Newsome Road, Huddersfield, HD4

CURRENTLY ADVERTISED

Marketed from 10 Feb 2025 by Yopa, East Midlands & Yorkshire



£130,000

3 bedroom terraced house for sale

+ Add to report

Cross Lane, Newsome, Huddersfield, West Yorkshire, HD4

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Nov 2022 to 9 Aug 2023 (263 days) by Reeds Rains, Huddersfield

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

+ Add to report

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



£800 pcm

3 bedroom semi-detached house

+ Add to report

Newsome Road, Huddersfield, HD4

NO LONGER ADVERTISED

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

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: **9 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.



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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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