

LET PROPERTY PACK

INVESTMENT INFORMATION

Blackhouse Road,
Huddersfield HD2

217453985

 www.letproperty.co.uk





Property Description

Our latest listing is in Blackhouse Road, Huddersfield HD2

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **6.5%** 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...



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Property Key Features

3 Bedrooms

1 Bathroom

Good Condition

Driveway

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £130,000.00 and borrowing of £97,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 130,000.00

25% Deposit	£32,500.00
SDLT Charge	£6,600
Legal Fees	£1,000.00
Total Investment	£40,100.00

Projected Investment Return



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



Returns Based on Rental Income	£700
Mortgage Payments on £97,500.00 @ 5%	£406.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£70.00
Total Monthly Costs	£491.25
Monthly Net Income	£208.75
Annual Net Income	£2,505.00
Net Return	6.25%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,105.00**
Adjusted To

Net Return **2.76%**

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

Annual Net Income **£555.00**
Adjusted To

Net Return **1.38%**

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 £135,000.



2 bedroom bungalow for sale

[+ Add to report](#)

Blackhouse Road, Huddersfield

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Nov 2020 to 12 May 2021 (188 days) by Good Move, Leeds



2 bedroom terraced house for sale

[+ Add to report](#)

Dewhurst Road, Huddersfield

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 Apr 2023 to 11 Sep 2023 (144 days) by Bramleys, Huddersfield

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

2 bedroom house

+ Add to report

Blackhouse Road, HUDDERSFIELD

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Aug 2023 to 2 Oct 2023 (48 days) by William H. Brown Lettings, Huddersfield



£650 pcm

2 bedroom terraced house

+ Add to report

Blackhouse Road, Huddersfield

NO LONGER ADVERTISED

Marketed from 3 Jan 2025 to 3 Feb 2025 (30 days) by The PMG, Covering Holmfirth

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: **NO**



Current term of tenancy: **VACANT**



Standard Tenancy Agreement In Place: **NO**



Payment history: **N/A**



Fully compliant tenancy: **NO**

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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