

LET PROPERTY PACK

INVESTMENT INFORMATION

Melandra Crescent, Hyde,
SK14 3RB

219725548

 www.letproperty.co.uk





Property Description

Our latest listing is in Melandra Crescent, Hyde, SK14 3RB

Get instant cash flow of **£1,050** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **6.9%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...



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Property Key Features

3 Bedrooms

2 Bathrooms

Well-Maintained Property

Private Driveway Parking

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,050

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £230,000.00 and borrowing of £172,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 230,000.00

25% Deposit	£57,500.00
SDLT Charge	£13,600
Legal Fees	£1,000.00
Total Investment	£72,100.00

Projected Investment Return



The monthly rent of this property is currently set at £1,050 per calendar month but the potential market rent is

£1,150



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



Returns Based on Rental Income	£1,050	£1,150
Mortgage Payments on £172,500.00 @ 5%	£718.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£105.00	£115.00
Total Monthly Costs	£838.75	£848.75
Monthly Net Income	£211.25	£301.25
Annual Net Income	£2,535.00	£3,615.00
Net Return	3.52%	5.01%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,315.00**
Adjusted To

Net Return **1.82%**

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

Annual Net Income **£165.00**
Adjusted To

Net Return **0.23%**

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 £240,000.



£240,000

3 bedroom end of terrace house for sale

+ Add to report

65 Kinderlee Way, Glossop, SK13

NO LONGER ADVERTISED

Marketed from 20 Feb 2024 to 10 Apr 2025 (415 days) by Purplebricks, covering Stockport

Direct Transport Links To Manchester City Centre | Short Drive To Marple And Glossop Town Centre ...



£235,000

3 bedroom end of terrace house for sale

+ Add to report

Green Hill Road, Godley, Hyde, Greater Manchester, SK14

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Apr 2024 to 1 Jan 2025 (266 days) by Taylor & Wood Estate Agents, Hyde

Sitting within an exclusive residential location off Barmhouse Lane, within easy reach of Godley ...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

3 bedroom end of terrace house

+ Add to report

Wakefield Road, Stalybridge, Greater Manchester, SK15

NO LONGER ADVERTISED

LET AGREED

Marketed from 31 Mar 2025 to 2 May 2025 (31 days) by Reeds Rains Lettings, Ashton Under Lyne

Three Bedroom Mews | Single Garage and Parking | Close to Train Station | Front and Rear Gardens



£1,200 pcm

3 bedroom end of terrace house

+ Add to report

Alexandra Road, Denton, Manchester

NO LONGER ADVERTISED

Marketed from 11 Nov 2024 to 11 Nov 2024 by My Property Club, Denton

EXTENDED END TERRACE | 3/4 BEDROOMS | 3 RECEPTION ROOMS | OPEN PLAN LIVING | LARGE FAMILY HOME | ...

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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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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