

LET PROPERTY PACK

INVESTMENT INFORMATION

Fanny Moor Crescent,
Huddersfield, HD4

219679705

 www.letproperty.co.uk





Property Description

Our latest listing is in Fanny Moor Crescent, Huddersfield, HD4

This property has a potential to rent for **£995** which would provide the investor a Gross Yield of **7.0%** 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...



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Property Key Features

4 Bedrooms

1 Bathroom

Good Condition

Rear Garden Space

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £995

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £170,000.00 and borrowing of £127,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 170,000.00

25% Deposit	£42,500.00
SDLT Charge	£9,400
Legal Fees	£1,000.00
Total Investment	£52,900.00

Projected Investment Return



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



Returns Based on Rental Income	£995
Mortgage Payments on £127,500.00 @ 5%	£531.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£99.50
Total Monthly Costs	£645.75
Monthly Net Income	£349.25
Annual Net Income	£4,191.00
Net Return	7.92%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,201.00**
Adjusted To

Net Return **4.16%**

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

Annual Net Income **£1,641.00**
Adjusted To

Net Return **3.10%**

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 £160,000.



£160,000

4 bedroom terraced house for sale

[+ Add to report](#)

Fanny Moor Crescent, Huddersfield

NO LONGER ADVERTISED

Marketed from 10 May 2024 to 15 Aug 2025 (461 days) by William H. Brown, Huddersfield



£140,000

2 bedroom end of terrace house for sale

[+ Add to report](#)

New Laithe Hill, Huddersfield

CURRENTLY ADVERTISED

Marketed from 26 Jun 2025 by William H. Brown, Huddersfield

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

3 bedroom detached house

+ Add to report

Wood Lane, Huddersfield, HD4

NO LONGER ADVERTISED

Marketed from 26 Jan 2023 to 6 Feb 2023 (10 days) by OpenRent, London



£750 pcm

3 bedroom semi-detached house

+ Add to report

Longley Lane, Lowerhouses

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Jul 2022 to 2 Sep 2022 (35 days) by Martin & Co, Huddersfield

Current Tenant Profile



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

- ✓ Tenancy Agreement in place: **NO**
- ✓ Standard Tenancy Agreement In Place: **NO**
- ✓ Fully compliant tenancy: **NO**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **VACANT**

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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