

LET PROPERTY PACK

INVESTMENT INFORMATION

Church Street,
Huddersfield, HD3

218122776

 www.letproperty.co.uk





Property Description

Our latest listing is in Church Street, Huddersfield, HD3

This property has a potential to rent for **£1,018** which would provide the investor a Gross Yield of **5.6%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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 bedroom

2 bathroom

Spacious Lounge

Well Maintained Property

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £1,018

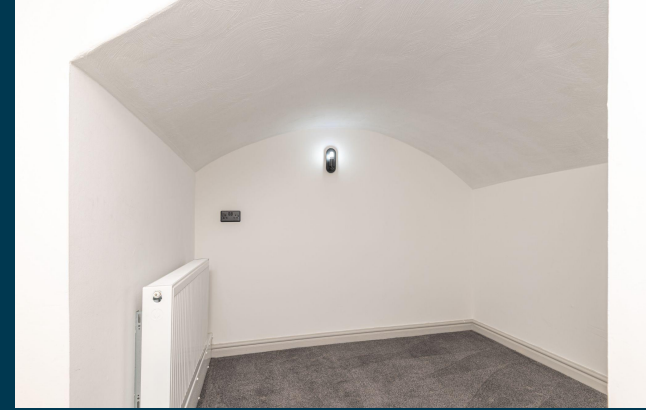
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £218,000.00 and borrowing of £163,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 218,000.00

25% Deposit £54,500.00

SDLT Charge £12,760

Legal Fees £1,000.00

Total Investment £68,260.00

Projected Investment Return



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



Returns Based on Rental Income	£1,018
Mortgage Payments on £163,500.00 @ 5%	£681.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£101.80
Total Monthly Costs	£798.05
Monthly Net Income	£219.95
Annual Net Income	£2,639.40
Net Return	3.87%

Return **Stress Test** Analysis Report



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

Annual Net Income **£603.40**
Adjusted To

Net Return **0.88%**

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

Annual Net Income **-£630.60**
Adjusted To

Net Return **-0.92%**

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 £220,000.



£220,000

3 bedroom semi-detached house for sale

+ Add to report

Church Street, Longwood, Huddersfield, West Yorkshire, HD3

CURRENTLY ADVERTISED

Marketed from 17 Feb 2025 by Ryder & Dutton, Huddersfield



£200,000

3 bedroom terraced house for sale

+ Add to report

Longwood Gate, Huddersfield, West Yorkshire, HD3

NO LONGER ADVERTISED

Marketed from 18 Oct 2024 to 26 Nov 2024 (38 days) by Harvey & Ryall, Huddersfield

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

3 bedroom cottage

Bull Green Road, Longwood, Huddersfield

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Sep 2023 to 14 Oct 2023 (36 days) by ADM RESIDENTIAL, Huddersfield

+ Add to report



£1,100 pcm

3 bedroom semi-detached house

Longwood Gate, HUDDERSFIELD

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Nov 2023 to 18 Dec 2023 (46 days) by William H. Brown Lettings, Huddersfield

+ Add to report

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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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