



LET PROPERTY

LET PROPERTY PACK

INVESTMENT INFORMATION

Adelphi Road,
Huddersfield, HD3

217807590

 www.letproperty.co.uk





Property Description

Our latest listing is in Adelphi Road, Huddersfield, HD3

Get instant cash flow of **£1,196** per calendar month with a **7.6%** Gross Yield for investors.

This property has a potential to rent for **£1,196** which would provide the investor a Gross Yield of **7.6%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



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Huddersfield, HD3

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Property Key Features

3 Bedrooms

2 Bathrooms

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 900 years

Current Rent: £1,196

Market Rent: £1,196

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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Figures based on assumed purchase price of £190,000.00 and borrowing of £142,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 190,000.00

25% Deposit	£47,500.00
SDLT Charge	£10,800
Legal Fees	£1,000.00
Total Investment	£59,300.00

Projected Investment Return



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The monthly rent of this property is currently set at £1,196 per calendar month but the potential market rent is

£ 1,196

Returns Based on Rental Income	£1,196	£1,196
Mortgage Payments on £142,500.00 @ 5%	£593.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees		TBC
Ground Rent		TBC
Letting Fees	£119.60	£119.60
Total Monthly Costs	£728.35	£728.35
Monthly Net Income	£467.65	£467.65
Annual Net Income	£5,611.80	£5,611.80
Net Return	9.46%	9.46%

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



Return Stress Test Analysis Report



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

Annual Net Income **£3,219.80**
Adjusted To

Net Return **5.43%**

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

Annual Net Income **£2,761.80**
Adjusted To

Net Return **4.66%**

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



Adelphi Road, Marsh, Huddersfield, West Yorkshire, HD3

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Jan 2024 to 11 Jun 2024 (140 days) by Ryder & Dutton, Huddersfield



£210,000

3 bedroom terraced house for sale



Adelphi Road, West Yorkshire, HD3

CURRENTLY ADVERTISED

Marketed from 25 Apr 2025 by Jowett Chartered Surveyors, Huddersfield

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

3 bedroom terraced house



Slant Gate, Linthwaite, Huddersfield, West Yorkshire, HD7

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Oct 2025 to 4 Nov 2025 (27 days) by EweMove, Covering Yorkshire



£1,150 pcm

3 bedroom terraced house

+ Add to report

Longwood Gate, Longwood, Huddersfield

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Aug 2025 to 28 Nov 2025 (91 days) by Martin Thornton Estates Agents, 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: **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 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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