

LET PROPERTY PACK

INVESTMENT INFORMATION

Brook Street, Huddersfield,
HD5

224351614

 www.letproperty.co.uk





Property Description

Our latest listing is in Brook Street, Huddersfield, HD5

Get instant cash flow of **£1,790** per calendar month with a **11.7%** Gross Yield for investors.

This property has a potential to rent for **£1,840** which would provide the investor a Gross Yield of **12.0%** 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...



Brook Street,
Huddersfield, HD5

224351614



Property Key Features

4-Bedroom HMO

3 Bathrooms

Spacious Rooms

Well-Equipped Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 842 years

Current Rent: £1,790

Market Rent: £1,840

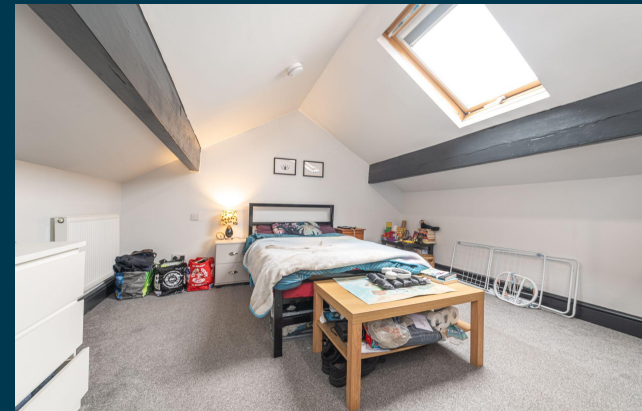
Lounge



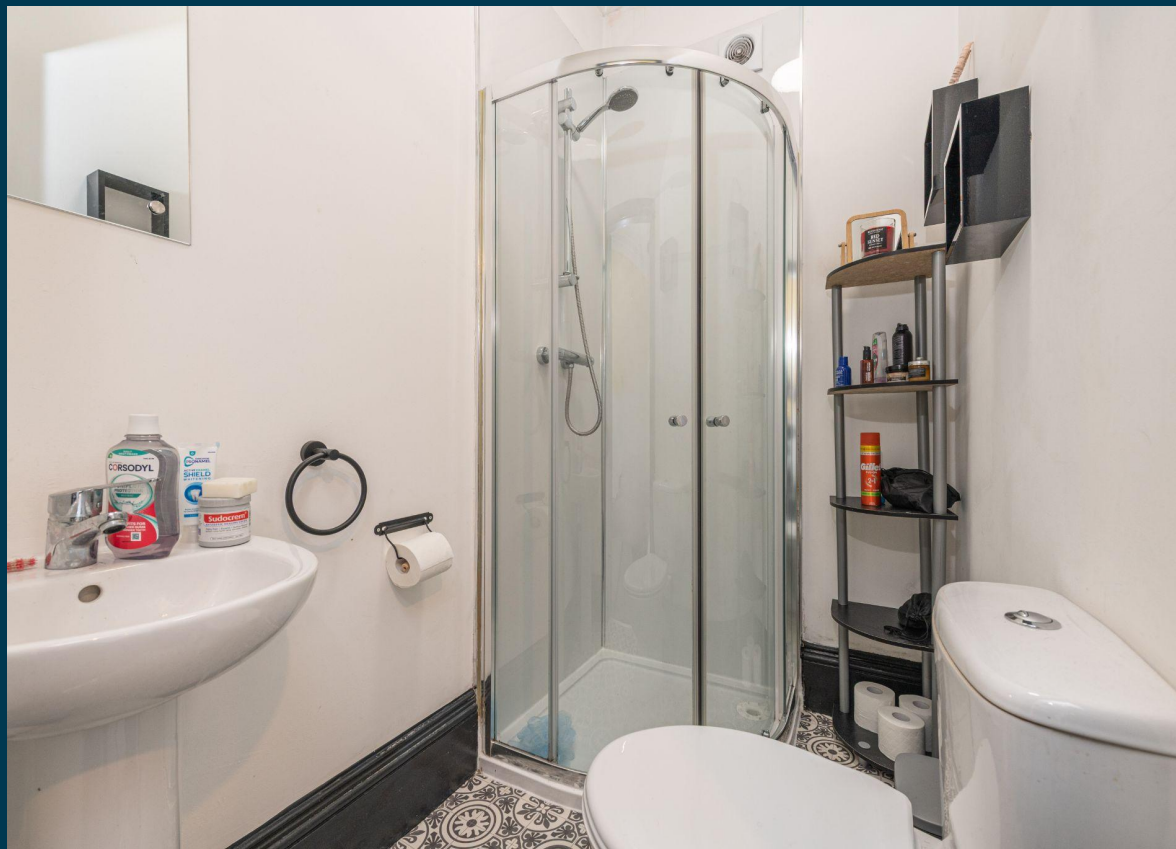
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £184,000.00 and borrowing of £138,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 184,000.00

25% Deposit	£46,000.00
SDLT Charge	£10,380
Legal Fees	£1,000.00
Total Investment	£57,380.00

Projected Investment Return



The monthly rent of this property is currently set at £1,790 per calendar month but the potential market rent is

£ 1,840



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



Returns Based on Rental Income	£1,790	£1,840
Mortgage Payments on £138,000.00 @ 5%	£575.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£179.00	£184.00
Total Monthly Costs	£769.00	£774.00
Monthly Net Income	£1,021.00	£1,066.00
Annual Net Income	£12,252.00	£12,792.00
Net Return	21.35%	22.29%

Return **Stress Test** Analysis Report



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

Annual Net Income **£9,112.00**
Adjusted To

Net Return **15.88%**

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

Annual Net Income **£10,032.00**
Adjusted To

Net Return **17.48%**

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 £225,000.



4 bedroom semi-detached house for sale

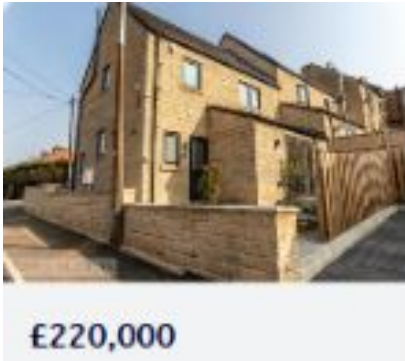
+ Add to report

Birkhouse Lane, Moldgreen, Huddersfield, HD5 8AU

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Apr 2021 to 25 Aug 2021 (125 days) by Paisley Properties, Almondbury



4 bedroom semi-detached house for sale

+ Add to report

Birkhouse Lane, Moldgreen, Huddersfield, HD5

NO LONGER ADVERTISED






SOLD STC

Marketed from 23 May 2022 to 29 Jul 2022 (67 days) by Ryder & Dutton, 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: **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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