

LET PROPERTY PACK

INVESTMENT INFORMATION

Winding Rise, Brighouse,
HD6

227047700

 www.letproperty.co.uk





Property Description

Our latest listing is in Winding Rise, Brighouse, HD6

Get instant cash flow of **£650** per calendar month with a **8.0%** Gross Yield for investors.

This property has a potential to rent for **£711** which would provide the investor a Gross Yield of **8.7%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Winding Rise, Brighouse,
HD6

227047700



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Room

Modern Kitchen

Factor Fees: £210.24 PM

Ground Rent: £10.41 PM

Lease Length: 103 years

Current Rent: £650

Market Rent: £711

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £98,000.00 and borrowing of £73,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 98,000.00

25% Deposit	£24,500.00
SDLT Charge	£4,900
Legal Fees	£1,000.00
Total Investment	£30,400.00

Projected Investment Return



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



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 711

Returns Based on Rental Income	£650	£711
Mortgage Payments on £73,500.00 @ 5%	£306.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£210.24	
Ground Rent	£10.41	
Letting Fees	£65.00	£71.10
Total Monthly Costs	£606.90	£613.00
Monthly Net Income	£43.10	£98.00
Annual Net Income	£517.20	£1,176.00
Net Return	1.70%	3.87%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£246.00**
Adjusted To

Net Return **-0.81%**

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

Annual Net Income **-£169.08**
Adjusted To

Net Return **-0.56%**

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 £105,000.



£105,000

2 bedroom ground floor flat for sale

[+ Add to report](#)

Miller Court, Bailiff Bridge, HD6 4FP

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Oct 2024 to 17 Feb 2025 (131 days) by HORSFIELD RESIDENTIAL LIMITED, Brighouse



£100,000

2 bedroom apartment for sale

[+ Add to report](#)

Axminster Drive, Bailiff Bridge, Brighouse

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Apr 2024 to 16 Dec 2024 (242 days) by Peter David Properties, Brighouse

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

2 bedroom apartment

[+ Add to report](#)

Empire Court, Bailiff Bridge, Brighouse, HD6

CURRENTLY ADVERTISED

Marketed from 1 Jul 2026 by Whitegates, Huddersfield, Brighouse & Holmfirth



£750 pcm

2 bedroom flat

[+ Add to report](#)

Empire Court, Bailiff Bridge, Brighouse

NO LONGER ADVERTISED

Marketed from 2 Feb 2026 to 20 Feb 2026 (17 days) by Peter David Properties, Brighouse

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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