LET PROPERTY PACK

INVESTMENT INFORMATION

Fearnley Mill Drive,
Huddersfield, HD5

230318525

www.letproperty.co.uk



LETPROPERTY



Property Description

Our latest listing is in Fearnley Mill Drive, Huddersfield, HD5

Get instant cash flow of **£695** per calendar month with a **8.6%** Gross Yield for investors.

This property has a potential to rent for **£854** which would provide the investor a Gross Yield of **10.6%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



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Huddersfield, HD5

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Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: £121.00 PM

Ground Rent: £20.00 PM

Lease Length: 105 Years

Current Rent: £695

Market Rent: £854

Lounge







Kitchen



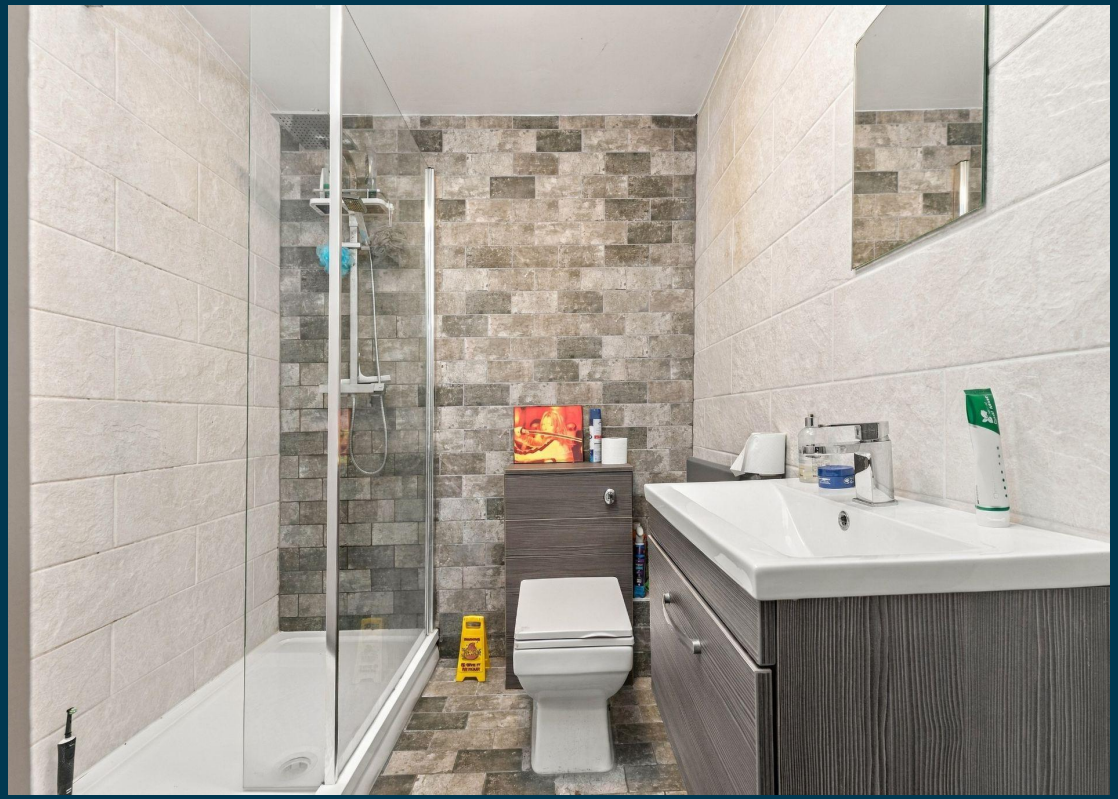




Bedrooms

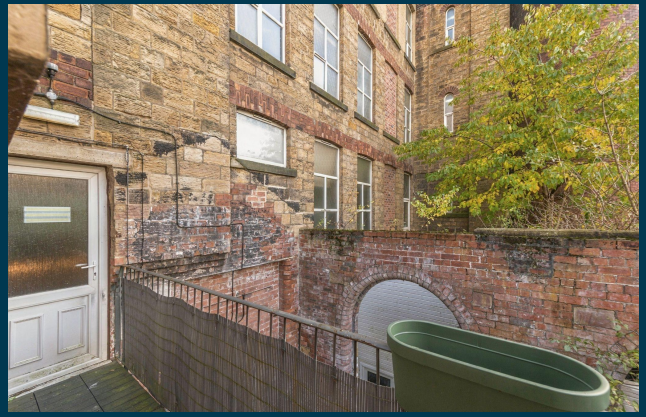


Bathroom



Exterior







Initial Outlay



Figures based on assumed purchase price of £97,000.00 and borrowing of £72,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 97,000.00

25% Deposit	**£24,250.00**
SDLT Charge	**£4,850**
Legal Fees	**£1,000.00**
Total Investment	**£30,100.00**

Projected Investment Return



The monthly rent of this property is currently set at £695 per calendar month but the potential market rent is £854

Returns Based on Rental Income	£695	£854
Mortgage Payments on £72,750.00 @ 5%	£303.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£121.00	
Ground Rent	£20.00	
Letting Fees	£69.50	£85.40
Total Monthly Costs	£528.63	£544.53
Monthly Net Income	£166.38	£309.48
Annual Net Income	£1,996.50	£3,713.70
Net Return	6.63%	12.34%

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 Adjusted To	**£2,005.70**
Net Return	**6.66%**

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

Annual Net Income Adjusted To	**£2,498.70**
Net Return	**8.30%**

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 £115,000.



1 bedroom apartment for sale

+ Add to report

Autumn Heights, 142 Kitson Hill Road, Mirfield, WF14

CURRENTLY ADVERTISED SOLD STC

Marketed from 28 Mar 2026 by Whitegates, Mirfield

£115,000



1 bedroom apartment for sale

+ Add to report

Autumn Heights, Mirfield

CURRENTLY ADVERTISED SOLD STC

Marketed from 14 May 2026 by Bramleys, Mirfield

£114,950

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £875 based on the analysis carried out by our letting team at **Let Property Management**.



1 bedroom apartment

+ Add to report

Flat 18, The Melting Point, Huddersfield, HD1

NO LONGER ADVERTISED

Marketed from 13 Aug 2026 to 2 Sep 2026 (20 days) by Vanilla Lettings, Huddersfield

£875 pcm



1 bedroom apartment for sale

+ Add to report

Autumn Heights, Mirfield

CURRENTLY ADVERTISED SOLD STC

Marketed from 14 May 2026 by Bramleys, Mirfield

£114,950

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 in 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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