

LET PROPERTY PACK

INVESTMENT INFORMATION

Gordon Street, Elland, HX5

228315339

 www.letproperty.co.uk





Property Description

Our latest listing is in Gordon Street, Elland, HX5

Get instant cash flow of **£550** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£729** which would provide the investor a Gross Yield of **8.0%** 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...



Gordon Street, Elland,
HX5

228315339



Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Close proximity to valuable
amenities

Factor Fees: £1.00 PM

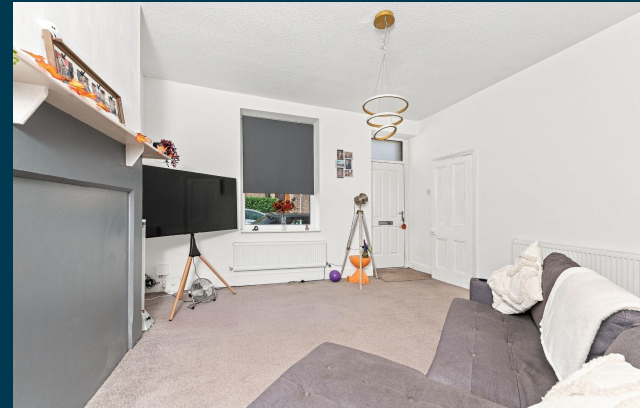
Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £550

Market Rent: £729

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 110,000.00

25% Deposit £27,500.00

SDLT Charge £5,500

Legal Fees £1,000.00

Total Investment £34,000.00

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 £550 per calendar month but the potential market rent is

£ 729

Returns Based on Rental Income	£550	£729
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£1.00	
Ground Rent	FREEHOLD	
Letting Fees	£55.00	£72.90
Total Monthly Costs	£414.75	£432.65
Monthly Net Income	£0.00	£296.35
Annual Net Income	£0.00	£3,556.20
Net Return	0.00%	10.46%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,098.20**
Adjusted To

Net Return **6.17%**

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

Annual Net Income **£1,906.20**
Adjusted To

Net Return **5.61%**

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 £130,000.



£130,000

1 bedroom terraced house for sale

+ Add to report

Weatherhill Road, Lindley, Huddersfield, HD3 3LD

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Feb 2022 to 21 May 2022 (86 days) by Paisley Properties, Almondbury



£130,000

1 bedroom terraced house for sale

+ Add to report

Ivy House 30 Thorncliffe Street Lindley Huddersfield HD3 3JL

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 Feb 2024 to 28 Jun 2024 (134 days) by Simon Blyth, Huddersfield

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

1 bedroom cottage

Skircoat Green, Halifax hx3

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Oct 2023 to 20 Nov 2023 (31 days) by SnowGate Estate Agency, Holmfirth

+ Add to report



£750 pcm

1 bedroom house

Thorncliffe Street, HUDDERSFIELD

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Mar 2025 to 7 May 2025 (44 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: **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.



Gordon Street, Elland, HX5

228315339

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.



LETPROPERTY