

LET PROPERTY PACK

INVESTMENT INFORMATION

Rawthorpe Crescent,
Huddersfield, HD5

228443508

 www.letproperty.co.uk





Property Description

Our latest listing is in Rawthorpe Crescent, Huddersfield, HD5

Get instant cash flow of **£550** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£952** which would provide the investor a Gross Yield of **9.0%** 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...



Rawthorpe Crescent,
Huddersfield, HD5

228443508



Property Key Features

3 bedrooms

1 bathroom

Modern Kitchen

Dual Living Areas

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £550

Market Rent: £952

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 127,000.

ASSUMED PURCHASE PRICE

£ 127,000

SDLT Charge £6,390

Legal Fees £1,000

Total Investment £134,390

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

£ 952

Returns Based on Rental Income	£550	£952
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£55.00	£95.20
Total Monthly Costs	£70.00	£110.20
Monthly Net Income	£480.00	£841.80
Annual Net Income	£5,760.00	£10,101.60
Net Return	4.29%	7.52%

Return **Stress Test** Analysis Report



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

Annual Net Income **£8,198**
Adjusted To

Net Return **6.10%**

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 £140,000.



3 bedroom semi-detached house for sale

[+ Add to report](#)

Crossfields, Huddersfield

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Jun 2024 to 2 Jan 2025 (202 days) by William H. Brown, Huddersfield

£140,000



3 bedroom terraced house for sale

[+ Add to report](#)

Harpe Inge, Dalton, Huddersfield

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 Jan 2025 to 16 May 2025 (116 days) by Martin Thornton Estates Agents, Huddersfield

£130,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

3 bedroom semi-detached house

+ Add to report

North Carr Croft, Huddersfield, HD5

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Feb 2026 to 27 Mar 2026 (41 days) by Whitegates, Huddersfield, Brighouse & Holmfirth



£975 pcm

3 bedroom terraced house

+ Add to report

Kelvin Avenue, Dalton, Huddersfield

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Jul 2025 to 22 Aug 2025 (35 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**



Current term of tenancy: **7 years +**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order

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.



Rawthorpe Crescent, Huddersfield, HD5

PROPERTY ID: 228443508

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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