

LET PROPERTY PACK

INVESTMENT INFORMATION

Wellington Street,
Huddersfield, HD3

217213323

 www.letproperty.co.uk





Property Description

Our latest listing is in Wellington Street, Huddersfield, HD3

Get instant cash flow of **£800** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **8.0%** 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...



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Property Key Features

3 bedroom

1 bathroom

Good Condition

Garden Ground Space

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £800

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £173,000.00 and borrowing of £129,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 173,000.00

25% Deposit	£43,250.00
SDLT Charge	£9,610
Legal Fees	£1,000.00
Total Investment	£53,860.00

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£800	£1,150
Mortgage Payments on £129,750.00 @ 5%	£540.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£80.00	£115.00
Total Monthly Costs	£635.63	£670.63
Monthly Net Income	£164.38	£479.38
Annual Net Income	£1,972.50	£5,752.50
Net Return	3.66%	10.68%

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and 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 **£3,452.50**
Adjusted To

Net Return **6.41%**

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

Annual Net Income **£3,157.50**
Adjusted To

Net Return **5.86%**

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 £180,000.



£180,000

3 bedroom terraced house for sale

+ Add to report

27 Cressfield Road, Lindley, HD3 3EF

CURRENTLY ADVERTISED

SOLD STC

Marketed from 15 Apr 2025 by Marsh and Marsh, Halifax



£170,000

3 bedroom terraced house for sale

+ Add to report

King Street, Huddersfield, HD3

NO LONGER ADVERTISED

Marketed from 19 Nov 2023 to 16 Jan 2024 (57 days) by Strike, Yorkshire

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

3 bedroom semi-detached house

Acre Street, Huddersfield, HD3 3EJ

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Mar 2025 to 29 Apr 2025 (42 days) by Yellow Brick Road Estate Agents, Sowerby Bridge

+ Add to report



£1,100 pcm

3 bedroom end of terrace house

King Street, Lindley

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Aug 2024 to 9 Sep 2024 (25 days) by Martin & Co, Huddersfield

+ Add to report

Current Tenant Profile



As this property is currently tenanted, 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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