LET PROPERTY PACK

INVESTMENT INFORMATION

Stile Common Rd,
HUDDERSFIELD HD4

229831427

www.letproperty.co.uk



LETPROPERTY



Property Description

Our latest listing is in Stile Common Rd, HUDDERSFIELD HD4

Get instant cash flow of **£875** per calendar month with a **9.5%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **10.4%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Stile Common Rd,
HUDDERSFIELD HD4

229831427

Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £875

Market Rent: £950

Lounge

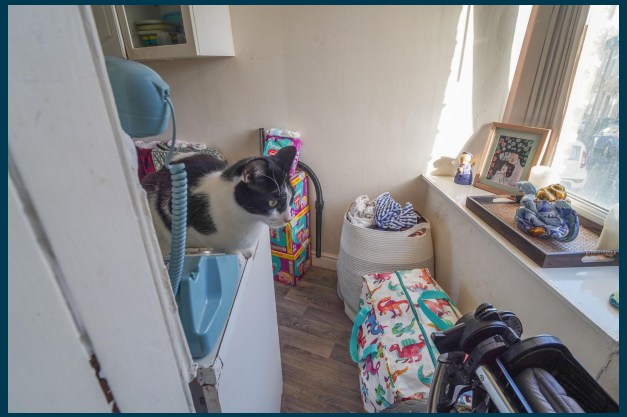




Kitchen







Bedrooms







Bathroom







Exterior







Initial Outlay



ASSUMED PURCHASE PRICE

£ 110,000.00

SDLT Charge	**£5,500**
Legal Fees	**£1,000**
Total Investment	**£116,500**

Outlay figures based on assumed cash purchase of 110,000.

Projected Investment Return



The monthly rent of this property is currently set at £875 per calendar month but the potential market rent is

£ 950

Returns Based on Rental Income	£875	£950
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£87.50	£95.00
Total Monthly Costs	£102.50	£110.00
Monthly Net Income	£772.50	£840.00
Annual Net Income	£9,270.00	£10,080.00
Net Return	7.96%	8.65%

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	**£8,180**
Net Return	**7.02%**

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 £149,950.



2 bedroom end of terrace house for sale

Malvern Rise, Newsome, Huddersfield

NO LONGER ADVERTISED SOLD STC

Marketed from 8 Jun 2023 to 27 Sep 2023 (111 days) by Boultons, Huddersfield

£149,950



2 bedroom property for sale

Malvern Road, Newsome, Huddersfield, West Yorkshire, HD4 6DA

NO LONGER ADVERTISED

Marketed from 20 Nov 2024 to 12 Feb 2025 (83 days) by Pattinson Estate Agents, Auction

£145,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,425 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom bungalow

66 Newsome Road, Huddersfield, HD4

CURRENTLY ADVERTISED

Marketed from 23 Oct 2026 by Vanilla Lettings, Huddersfield

£1,425 pcm



3 bedroom apartment

61 Newsome Road, Huddersfield, HD4

CURRENTLY ADVERTISED

Marketed from 19 Jun 2026 by Vanilla Lettings, Huddersfield

£1,200 pcm

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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PROPERTY ID: 229831427

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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