

LET PROPERTY PACK

INVESTMENT INFORMATION

Hilton Fold Lane,
Middleton, M24

228087190

 www.letproperty.co.uk





Property Description

Our latest listing is in Hilton Fold Lane, Middleton, M24

Get instant cash flow of **£895** per calendar month with a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£1,078** which would provide the investor a Gross Yield of **8.1%** 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...



Hilton Fold Lane,
Middleton, M24

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Property Key Features

2 bedroom

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £0

Ground Rent: £0

Lease Length: 880 years

Current Rent: £895

Market Rent: £1,078

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £160,000.00 and borrowing of £120,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 160,000.00

25% Deposit	£40,000.00
SDLT Charge	£8,700
Legal Fees	£1,000.00
Total Investment	£49,700.00

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 £895 per calendar month but the potential market rent is

£ 1,078

Returns Based on Rental Income	£895	£1,078
Mortgage Payments on £120,000.00 @ 5%	£500.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£89.50	£107.80
Total Monthly Costs	£604.50	£622.80
Monthly Net Income	£290.50	£455.20
Annual Net Income	£3,486.00	£5,462.40
Net Return	7.01%	10.99%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,306.40**
Adjusted To

Net Return **6.65%**

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

Annual Net Income **£3,062.40**
Adjusted To

Net Return **6.16%**

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 £170,000.



£170,000

2 bedroom terraced house for sale

+ Add to

Kenyon Lane, Middleton, Manchester, M24

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Feb 2025 to 1 Apr 2025 (55 days) by Barton Kendal Residential, Middleton



£160,000

2 bedroom terraced house for sale

+ Add to rep

Jubilee Road, Middleton M24

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Aug 2023 to 8 Dec 2023 (128 days) by Hunters, North Manchester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 pcm based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

2 bedroom terraced house

Jopson Street, Middleton, Manchester, M24

NO LONGER ADVERTISED

Marketed from 24 Jun 2025 to 7 Jul 2025 (12 days) by OpenRent, London

+ Add to report



£995 pcm

2 bedroom terraced house

Green Street, Middleton, Manchester, M24

NO LONGER ADVERTISED

Marketed from 16 Apr 2026 to 30 Apr 2026 (13 days) by OpenRent, London

+ 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
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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