

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Redwing Crescent,  
Huddersfield, HD3

217643130

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Redwing Crescent, Huddersfield, HD3

Get instant cash flow of **£702** per calendar month with a **12.6%** Gross Yield for investors.

This property has a potential to rent for **£736** which would provide the investor a Gross Yield of **13.2%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Well Maintained Property**

**Service Charge: £100.00 PM**

**Ground Rent: £25.00 PM**

**Lease Length: 112 years**

**Current Rent: £702**

**Market Rent: £736**

# Lounge





# Kitchen



# Bedrooms



# Bathroom



# Exterior





# Initial Outlay



Figures based on assumed purchase price of £67,000.00 and borrowing of £50,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 67,000.00

25% Deposit	£16,750.00
SDLT Charge	£3,350
Legal Fees	£1,000.00
Total Investment	£21,100.00

# Projected Investment Return



The monthly rent of this property is currently set at £702 per calendar month but the potential market rent is

£ 736

Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£702	£736
Mortgage Payments on £50,250.00 @ 5%	£209.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Service Charge	£100.00	
Ground Rent	£25.00	
Letting Fees	£70.20	£73.60
Total Monthly Costs	£419.58	£422.98
Monthly Net Income	£282.43	£313.03
Annual Net Income	£3,389.10	£3,756.30
Net Return	16.06%	17.80%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,284.30**  
Adjusted To

Net Return                      **10.83%**

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

Annual Net Income      **£3,051.30**  
Adjusted To

Net Return                      **14.46%**

# 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 £85,000.



£85,000

## 2 bedroom apartment for sale

Redwing Crescent, Longwood, Huddersfield, Kirklees, HD3

CURRENTLY ADVERTISED

Marketed from 3 Dec 2024 by Whitegates, Huddersfield, Brighouse & Holmfirth

+ Add to report



£65,000

## 2 bedroom flat for sale

Redwing Crescent, Milnsbridge, Huddersfield

CURRENTLY ADVERTISED

SOLD STC

Marketed from 21 Aug 2024 by William H. Brown, Huddersfield

+ Add to report



# 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

## 2 bedroom apartment

Knowl Road, Golcar

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Mar 2025 to 15 May 2025 (53 days) by Martin & Co, Huddersfield

+ Add to report



£750 pcm

## 2 bedroom flat

Market Street, Huddersfield, West Yorkshire, HD3

CURRENTLY ADVERTISED

Marketed from 10 Oct 2024 by Leef Property Management Ltd, Warrington

+ 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**



Current term of tenancy: **5 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.



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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.



**LETPROPERTY**