

INVESTMENT OPPORTUNITY

Whiteley Street, Milnsbridge, Huddersfield HD3 4PR

2-BED END TERRACED HOUSE - EXCELLENT YIELD

EXECUTIVE PERFORMANCE SUMMARY

MILNSBRIDGE PROFILE

High-demand rental pocket in Huddersfield. Good size 766 sq ft (71 sq m) split-level layout.

ELEVATED YIELDS

Outstanding current Gross Yield of **7.64%**, with an optimised profile moving to **8.40%** at market rates.

CASH FLOW STRENGTH

Substantial monthly net margins providing immediate passive returns from day one of acquisition.

EXTERNAL PROPERTY VIEW

WHITELEY STREET

A classic character end-terrace showcase featuring modern structural updates and excellent kerb appeal.

- Excellent transport networks near M62 for Leeds & Manchester.
- Walking distance to local shops, conveniences, and central Milnsbridge.
- Historic 833-year long lease no rent being collected.



| CURRENT TENANT PROFILE

As this property is currently tenanted, we have 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:

Since September 2024

Standard Tenancy Agreement in Place:

Yes

Payment history:

Excellent and up to date

Fully compliant tenancy:

Yes (EICR & Gas Safety in order)

PROPERTY ASSET METRICS

SPLIT-LEVEL ARCHITECTURE

Lower Ground kitchen/diner, Ground Floor lounge/vestibule, and First Floor bedrooms.

4-PIECE BATHROOM

Family suite layout featuring an independent bath and individual shower cubicle.

COMPLIANCE & RATING

Positioned inside Council Tax **Band A** with a registered energy performance rating of **EPC Band D**.

| INTERIOR SHOWCASE



Living Room



Lower Ground Kitchen/Diner



Modern 4-Piece Bathroom

Gas central heating and double glazing throughout. Combi-boiler installed new in 2019 with a full service history.

| INTERIOR SHOWCASE



Alternative Lounge View



Master Bedroom



Second Bedroom Space

RENTAL PERFORMANCE THRESHOLDS



A strategic upward adjustment to market value drives a 10% lift in operational income.

FINANCIAL ENTRY BREAKDOWN

CAPITAL ALLOCATION LINE	FINANCIAL VALUE	STRUCTURAL NOTES
25% Purchase Deposit	£27,500.00	Based on a purchase price value of £110,000
Estimated SDLT Allocation	£5,500.00	Calculated at 5% additional residential property surcharge rates
Conveyancing & Legal Fees	£1,000.00	Comprehensive purchase assignment cost allocation
Total Direct Cash Outlay	£34,000.00	Total Liquid Investment Pool Required

MONTHLY CASH FLOW STATEMENTS

EXPENSE OUTFLOWS & GAINS	CURRENT INCOME TARGET (£700)	OPTIMISED MARKET TARGET (£770)
Interest-Only Mortgage Payment (5% on 75% LTV)	£343.75	£343.75
Landlord Insurance & Incidentals	£15.00	£15.00
Net Monthly Cash Flow	£341.25	£411.25

| ASSET OPERATIONAL YIELDS

£110,000

PURCHASE PRICE PROFILE

7.64%

CURRENT GROSS YIELD

8.40%

OPTIMISED GROSS YIELD

| ANNUAL NET YIELD PERFORMANCE

14.51%

OPTIMISED NET CASH-ON-CASH RETURN

Yielding an annual optimised net profit of **£4,935.00** based purely
on your liquid capital input of **£34,000**.