

LET PROPERTY PACK

INVESTMENT INFORMATION

Dewsbury Road, Elland,
HX5

228961213

 www.letproperty.co.uk





Property Description

Our latest listing is in Dewsbury Road, Elland, HX5

Get instant cash flow of **£675** per calendar month with a **10.8%** Gross Yield for investors.

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...



Dewsbury Road, Elland,
HX5

228961213



Property Key Features

2 Bedroom

2 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £118.00 PM

Ground Rent: £0.00

Lease Length: 979 years

Current Rent: £675

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 75,000.

ASSUMED PURCHASE PRICE

£ 75,000

SDLT Charge **£3,750**

Legal Fees **£1,000**

Total Investment **£79,750**

Projected Investment Return



The monthly rent of this property is currently set at £675 per calendar month

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



Returns Based on Rental Income	£675
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£118.00
Ground Rent	£0.00
Letting Fees	£67.50
Total Monthly Costs	£200.50
Monthly Net Income	£474.50
Annual Net Income	£5,694.00
Net Return	7.14%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,344**
Adjusted To

Net Return **5.45%**



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 £95,000.



£95,000

2 bedroom flat for sale

+ Add to report

Silk Mill, Dewsbury Road, Elland, West Yorkshire, HX5 9AR, UK

NO LONGER ADVERTISED

Marketed from 13 Apr 2026 to 27 May 2026 (44 days) by Prop Home, Sheffield



£95,000

2 bedroom apartment for sale

+ Add to report

Dewsbury Road, The Silk Mill Dewsbury Road, HX5

NO LONGER ADVERTISED

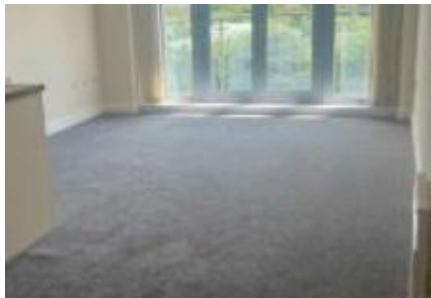
SOLD STC

Marketed from 28 Apr 2025 to 19 Mar 2026 (325 days) by Simon Blyth, Huddersfield

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our letting team at **Let Property Management**.



£675 pcm

2 bedroom flat

+ Add to report

The Silk Mill, Dewsbury Road, Elland, HX5 9AR

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Jul 2023 to 31 Jul 2023 (6 days) by Wildheart Residential Management Limited, Epsom



£675 pcm

2 bedroom flat

+ Add to report

Silk Mill, Dewsbury Road, Elland, West Yorkshire, HX5

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Aug 2023 to 22 Aug 2023 by Prop Home, Sheffield

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.



www.letproperty.co.uk

Dewsbury Road, Elland, HX5

PROPERTY ID: 228961213

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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