

LET PROPERTY PACK

INVESTMENT INFORMATION

Forge Lane Liversedge,
WF15 7AU

203681029

 www.letproperty.co.uk





Property Description

Our latest listing is in Forge Lane Liversedge, WF15 7AU

Get instant cash flow of **£1,000** per calendar month with a **3.2%** Gross Yield for investors.

This property has a potential to rent for **£2,000** which would provide the investor a Gross Yield of **6.3%** 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...



Forge Lane Liversedge,
WF15 7AU

203681029



Property Key Features

4 Bedrooms

2 Bathroom

Spacious Rooms

Modern Kitchen Fittings

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £1,000

Market Rent: £2,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £380,000.00 and borrowing of £285,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 380,000.00

25% Deposit	£95,000.00
SDLT Charge	£17,900
Legal Fees	£1,000.00
Total Investment	£113,900.00

Projected Investment Return



The monthly rent of this property is currently set at £1,000 per calendar month but the potential market rent is

£ 2,000



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£1,000	£2,000
Mortgage Payments on £285,000.00 @ 5%	£1,187.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£100.00	£200.00
Total Monthly Costs	£1,302.50	£1,402.50
Monthly Net Income	-£302.50	£597.50
Annual Net Income	-£3,630.00	£7,170.00
Net Return	-3.19%	6.29%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,170.00**
Adjusted To

Net Return **2.78%**

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

Annual Net Income **£1,470.00**
Adjusted To

Net Return **1.29%**

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 £260,000.



£260,000



Floorplan

4 bedroom detached house for sale

Forge Lane, Norristhorpe, Liversedge, WF15

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Very Deceptive Detached Property | Popular Location | 4/5 Bedrooms | 3 Reception Rooms | Impress...

SOLD PRICE HISTORY

28 Apr 2005

£172,000

Marketed from 16 Jul 2018 to 13 Jun 2019 (331 days) by Whitegates, Cleckheaton



£229,950

3 bedroom detached house for sale

Forge Lane, Liversedge

+ Add to report

NO LONGER ADVERTISED **UNDER OFFER**

Immaculately maintained three bedroom detached property situated in his highly regarded and sough...

SOLD PRICE HISTORY

1 Jun 2022

£230,000

26 Jul 2019

£172,500

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,850 based on the analysis carried out by our letting team at **Let Property Management**.



£2,850 pcm

4 bedroom detached house

Snelsins Road, Cleckheaton, BD19

+ Add to report

NO LONGER ADVERTISED

STUNNING DETACHED HOME, 4 DOUBLE BEDROOMS, MASTER BEDROOM WITH EN-SUITE BATHROOM + DRESSING ROOM,...

Marketed from 8 Mar 2023 to 9 May 2023 (61 days) by Wilcock, Mirfield



£2,800 pcm

4 bedroom detached house

Snelsins Road, Cleckheaton, BD19

+ Add to report

NO LONGER ADVERTISED LET AGREED

AVAILABLE TO RENT IMMEDIATELY | IMMACULATE FOUR BEDROOM DETACHED PROPERTY | HI-SPEC FIXTURES AND ...

Marketed from 11 May 2023 to 4 Jul 2023 (53 days) by Peter David Properties, Huddersfield

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: **2 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?

Make an offer or
book a viewing

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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