

LET PROPERTY PACK

INVESTMENT INFORMATION

Percy Street Huddersfield,
HD2 2SB, HD2 2SB

203497568

 www.letproperty.co.uk





Property Description

Our latest listing is in Percy Street
Huddersfield, HD2 2SB, HD2 2SB

Get instant cash flow of **£2,304** per calendar
month with a **10.1%** Gross Yield for investors.

**With a long term tenant that would like to
remain situated and a potential rental rate
that would ensure a promising return, this
property will prove to be a fantastic addition
to an investors portfolio.**

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



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Property Key Features

7 bedroom

3 bathroom

Modern Kitchen

Multiple Bathrooms and WC

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £2,304

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £275,000.00 and borrowing of £206,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 275,000.00

25% Deposit	£68,750.00
SDLT Charge	£9,500
Legal Fees	£1,000.00
Total Investment	£79,250.00

Projected Investment Return



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	£2,304
Mortgage Payments on £206,250.00 @ 5%	£859.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	TBC
Letting Fees	£230.39
Total Monthly Costs	£1,104.76
Monthly Net Income	£1,199.12
Annual Net Income	£14,389.40
Net Return	18.16%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£10,492.50**

Net Return **-13.24%**

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

Annual Net Income Adjusted To **-£14,617.50**

Net Return **-18.44%**

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 £265,000.



£325,000



Floorplan

9 bedroom end of terrace house for sale

Percy Street, Birkby, Huddersfield

+ Add to report

NO LONGER ADVERTISED

Guide Price £325,000 - £350,000 | Former Doctors Surgery - Eight Bed HMO and A Two Bed Apartm...

SOLD PRICE HISTORY

14 Jun 2007	£265,000
7 Jul 2006	£210,000

Marketed from 4 Jul 2022 to 7 Jul 2023 (367 days) by William H. Brown, Huddersfield



£400,000



Floorplan

8 bedroom semi-detached house for sale

Spaines Road, Huddersfield, HD2

+ Add to report

NO LONGER ADVERTISED

8 bedrooms | 5 reception rooms | 3 bathrooms | 2 kitchens | ideal investment | gardens front and ...

SOLD PRICE HISTORY

17 Aug 2001	£111,000
17 Aug 2001	£111,000

Marketed from 28 Sep 2022 to 1 Mar 2023 (153 days) by Strike, Yorkshire

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,600 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm

5 bedroom semi-detached house

Mountjoy Road, Edgerton

+ Add to report

CURRENTLY ADVERTISED LET AGREED

High Ceilings | Sizeable Off Road Parking Area | 5/6 Bedroom house | Gated Parking | Close To Tow...

SOLD PRICE HISTORY



£1,350 pcm

5 bedroom terraced house

Lockwood Road, HUDDERSFIELD

+ Add to report

NO LONGER ADVERTISED LET AGREED






FIVE BEDROOMS! | Idyllic Student Property | EPC C | Available Immediately | High-Speed Wifi | On-...

Marketed from 12 Sep 2023 to 15 Sep 2023 (3 days) by William H. Brown Lettings, 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**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **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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2SB

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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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