

LET PROPERTY PACK

INVESTMENT INFORMATION

Whitacre Street
Huddersfield, HD2 1LT

203550359

 www.letproperty.co.uk





Property Description

Our latest listing is in Whitacre Street
Huddersfield, HD2 1LT

Get instant cash flow of **£22,322.40 per annum** with a 8.9% 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...



Whitacre Street
Huddersfield, HD2 1LT

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Property Key Features

1st Property - 6 Bedroom

Factor Fees: £0.00

2nd Property - 2 Bedroom

Current Rent: £1,860

**Detached Property Split into
Two Properties**

Good Size Garden and Parking

1st Property - Lounge



Second Property - Lounge



1st Property - Kitchen



2nd Property - Kitchen



1st Property - Bedrooms



2nd Property - Bedrooms



1st Property - Bathroom



2nd Property - Bathroom



Exterior



Exterior





Figures based on assumed purchase price of £250,000.00 and borrowing of £187,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 250,000.00

25% Deposit	£62,500.00
SDLT Charge	£7,500
Legal Fees	£1,000.00
Total Investment	£71,000.00

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	£1,860
Mortgage Payments on £187,500.00 @ 5%	£781.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	TBC
Letting Fees	£186.02
Total Monthly Costs	£982.27
Monthly Net Income	£877.93
Annual Net Income	£10,535.16
Net Return	14.84%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£9,555.00**

Net Return **-13.46%**

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

Annual Net Income Adjusted To **-£13,305.00**

Net Return **-18.74%**

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 £175,000.



£175,000



3 bedroom detached house for sale + Add to report
Whitacre Street, Deighton

NO LONGER ADVERTISED **SOLD STC**

3 BEDROOM DETACHED PROPERTY | WRAPAROUND GARDEN, OFF ROAD PARKING AND GARAGE | NO UPPER CHAIN | R...

SOLD PRICE HISTORY

26 Aug 2022	£175,000
7 Dec 2007	£175,000
7 Sep 2007	£130,000

Marketed from 24 Nov 2021 to 25 Aug 2022 (274 days) by Bramleys, Huddersfield



£154,950



2 bedroom terraced house for sale + Add to report
Whitacre Street, Huddersfield, HD2

CURRENTLY ADVERTISED

Attractive 2 bed end of terrace | easy access to local amenities | excellent transport links | un...

Marketed from 25 Sep 2023 by Strike, Yorkshire

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

4 bedroom semi-detached house

Sylvan Ridge, Huddersfield, West Yorkshire, HD2

+ Add to report

NO LONGER ADVERTISED

LET AGREED

4 Bedroom semi detached | Newly decorated and carpeted throughout | Off road parking with single ...

SOLD PRICE HISTORY



£1,300 pcm

4 bedroom detached house

Honey Hall Ing, Huddersfield, West Yorkshire, HD2

+ Add to report

NO LONGER ADVERTISED






EPC - TBC | Council tax - D | 4 Double Bedrooms | 3 Bathrooms | Detached Garden | Garage and off ...

SOLD PRICE HISTORY

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: **4 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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