

LET PROPERTY PACK

INVESTMENT INFORMATION

Low Westwood Lane,
Huddersfield, HD7

215551544

 www.letproperty.co.uk





Property Description

Our latest listing is in Low Westwood Lane, Huddersfield, HD7

Get instant cash flow of **£600** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£693** which would provide the investor a Gross Yield of **8.4%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Low Westwood Lane,
Huddersfield, HD7

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Property Key Features

1 Bedroom

1 Bathroom

Loft Type Property

Well-Equipped Kitchen

Factor Fees: £143.00 PM

Ground Rent: TBC

Lease Length: 978 years

Current Rent: £600

Market Rent: £693

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £99,000.00 and borrowing of £74,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 99,000.00

25% Deposit	£24,750.00
SDLT Charge	£4,950
Legal Fees	£1,000.00
Total Investment	£30,700.00

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 693

Returns Based on Rental Income	£600	£693
Mortgage Payments on £74,250.00 @ 5%	£309.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£143.00	
Ground Rent	TBC	
Letting Fees	£60.00	£69.30
Total Monthly Costs	£527.38	£536.68
Monthly Net Income	£72.63	£156.33
Annual Net Income	£871.50	£1,875.90
Net Return	2.84%	6.11%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£489.90**
Adjusted To

Net Return **1.60%**

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

Annual Net Income **£390.90**
Adjusted To

Net Return **1.27%**

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 £115,000.



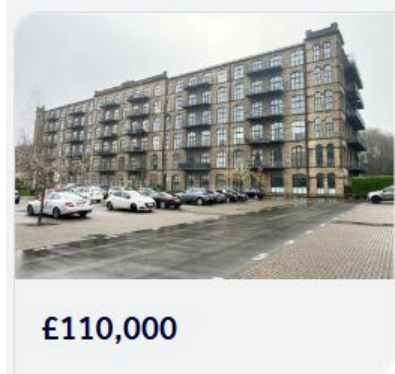
1 bedroom apartment for sale

+ Add to report

Titanic Mill, Low Westwood Lane, Linthwaite, Huddersfield, HD7

NO LONGER ADVERTISED **SOLD STC**

Marketed from 14 Jun 2024 to 11 Dec 2024 (180 days) by Ryder & Dutton, Slaithwaite



1 bedroom apartment for sale

+ Add to report

Low Westwood Lane, Linthwaite, Huddersfield, HD7

NO LONGER ADVERTISED

Marketed from 29 Jul 2024 to 15 Nov 2024 (108 days) by Henry James, Huddersfield

Excellent Decorative Order | Mezzanine Overlooking Lounge | Wonderful Views To Front | Security F

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

3 bedroom apartment

+ Add to report

Titanic Mill, Low Westwood Lane, Linthwaite, Huddersfield, HD7

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Aug 2024 to 12 Sep 2024 (42 days) by Whitegates, Huddersfield, Brighouse & Holmfirth

New to the market with The Multi Award Winning Whitegates Estate Agents Huddersfield, Brighouse &



£700 pcm

1 bedroom apartment

+ Add to report

Manchester Road, Linthwaite, HUDDERSFIELD

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Jan 2025 to 10 Mar 2025 (44 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: **Moved in 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

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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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