

LET PROPERTY PACK

INVESTMENT INFORMATION

Wheatley Court, Halifax,
HX2

208970033

 www.letproperty.co.uk





Property Description

Our latest listing is in Wheatley Court, Halifax, HX2

Get instant cash flow of **£695** per calendar month with a **8.5%** Gross Yield for investors.

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...



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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Modern Kitchen and Bathroom

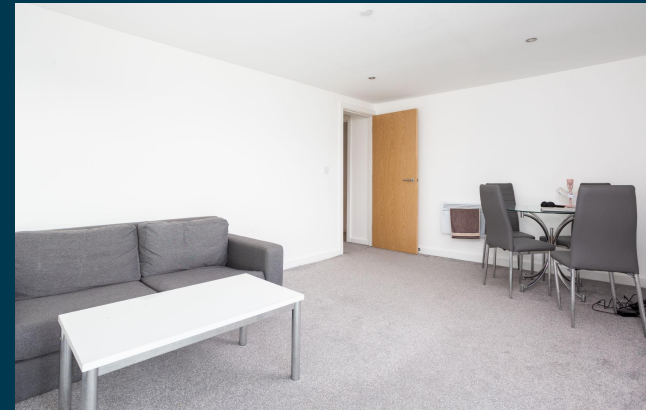
Factor Fees: £0.00

Ground Rent (incl. service charge every 6 mos): £700.00

Lease Length: 250 years

Current Rent: £695

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £98,000.00 and borrowing of £73,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 98,000

25% Deposit	£24,500.00
SDLT Charge	2940
Legal Fees	£1,000.00
Total Investment	£28,440.00

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	£695
Mortgage Payments on £73,500.00 @ 5%	£306.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£700.00
Letting Fees	£69.50
Total Monthly Costs	£1,090.75
Monthly Net Income	-£396
Annual Net Income	-£4,749
Net Return	-16.70%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£6,139**

Net Return **-21.59%**

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

Annual Net Income Adjusted To **£2,181**

Net Return **7.67%**

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 £80,000.



£80,000

2 bedroom apartment for sale

Wheatley Court, Halifax

+ Add to report

NO LONGER ADVERTISED

No Chain | Two Bedrooms | Allocated Parking | Balcony | Great investment opportunity

Marketed from 29 Sep 2021 to 15 Mar 2022 (166 days) by William H. Brown, Halifax



£70,000

2 bedroom apartment for sale

Wheatley Court, Halifax, West Yorkshire, HX2

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

No chain | Secure entrance | Much improved | Modern interior | Leasehold

Marketed from 30 Dec 2022 to 16 Oct 2023 (290 days) by Reeds Rains, Halifax

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



£695 pcm

2 bedroom apartment

Wheatley Court, Halifax

+ Add to report

NO LONGER ADVERTISED LET AGREED

NEWLY RENOVATED | PRIVATE BALCONY | SPACIOUS BEDROOMS | SEPERATE BRAND NEW KITCHEN | BATH AND SHO...

Marketed from 15 Jan 2024 to 6 Mar 2024 (51 days) by Lamont & Co Estates, Birmingham



£595 pcm

2 bedroom apartment

Wheatley Court, Halifax, West Yorkshire, HX2

+ Add to report

NO LONGER ADVERTISED LET AGREED

2 Bedrooms | Electric heating | Double glazing | Balcony | Popular area | Newly decorated

Marketed from 5 Aug 2022 to 24 Aug 2022 (18 days) by Reeds Rains, Halifax

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.



Wheatley Court, Halifax, HX2

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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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