

LET PROPERTY PACK

INVESTMENT INFORMATION

Spring Head, Halifax, HX3

210369804

 www.letproperty.co.uk





Property Description

Our latest listing is in Spring Head, Halifax, HX3

Get instant cash flow of **£725** per calendar month with a **4.7%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **4.9%** if the rent was increased to market rate.

With a tenant currently situated. A space that has been kept in good condition and a potential rental income that can ensure fantastic returns, this property will make for a rewarding addition to an investor's portfolio.

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



Spring Head, Halifax, HX3

210369804



Property Key Features

2 Bedroom

2 Bathroom

Lounge and Kitchen

Spacious Room

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £725

Market Rent: £750

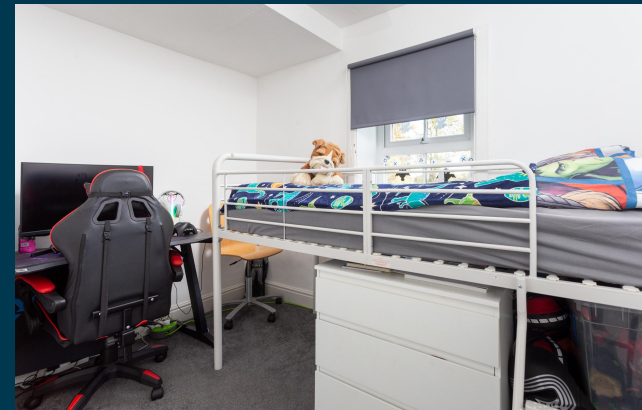
Lounge



Kitchen



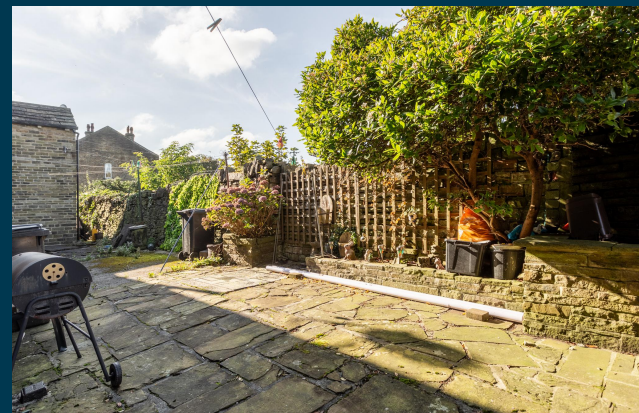
Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £185,000.00 and borrowing of £138,750 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 185,000.00

25% Deposit	£46,250.00
SDLT Charge	£5,550
Legal Fees	£1,000.00
Total Investment	£52,800.00

Projected Investment Return



The monthly rent of this property is currently set at £725 per calendar month but the potential market rent is

£ 750

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	£725	£750
Mortgage Payments on £138,750 @ 5%	£578.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£72.50	£75.00
Total Monthly Costs	£665.63	£668.13
Monthly Net Income	£59.38	£81.88
Annual Net Income	£712.50	£982.50
Net Return	1.35%	1.86%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£517.50**

Net Return **-0.98%**

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


Annual Net Income Adjusted To **-£1,792.50**

Net Return **-3.39%**

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 £200,000.00.



2 bedroom terraced house for sale [+ Add to report](#)


Front View, Shelf, Halifax

NO LONGER ADVERTISED **SOLD STC**

Marketed from 28 Jul 2021 to 3 Mar 2022 (217 days) by Hamilton Bower, Northowram

MID TERRACE | LARGE GARDENS | DOUBLE BEDROOMS | CLOSE TO PARK | CLOSE TO SCHOOLS

£200,000




[View floor plan](#)

Sold price history: [View](#)

15/03/2022	£200,000
23/12/1996	£60,000

EPC: [View](#)

(Approx.) Sqft: **1,087 sq ft** Price (£) per sqft: **£183.97**



2 bedroom terraced house for sale [+ Add to report](#)

Front View, Shelf, Halifax

NO LONGER ADVERTISED **SOLD STC**

Marketed from 26 Dec 2020 to 21 May 2021 (146 days) by Yopa, North West


Well presented 2 Bedroom Stone Terrace | Viewing Highly recommended | EPC E | Spacious Lounge

£200,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom terraced house [+ Add to report](#)

Spring Head, Shelf, Halifax

NO LONGER ADVERTISED **LET AGREED**


Marketed from 29 Apr 2024 to 14 May 2024 (15 days) by Hamilton Bower, Northowram

TWO BEDROOMS | MID TERRACE | HIGH QUALITY FINISH | POPULAR LOCATION

Sold price history:		View
19/02/2002	£48,500	
14/02/1996	£37,500	

EPC: [View](#)

(Approx.) Sqft: 700 sq ft Price (£) per sqft: £1.07



2 bedroom semi-detached house [+ Add to report](#)

Moor Stone Place, Shelf, Halifax, West Yorkshire, HX3

NO LONGER ADVERTISED

Marketed from 1 Feb 2024 to 12 Mar 2024 (40 days) by Robert Watts, Shelf

Available to let immediately is this very well presented two bedroomed semi detached property.


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.



Spring Head, Halifax, HX3

210369804

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.



LETPROPERTY