

LET PROPERTY PACK

INVESTMENT INFORMATION

Hambleton Drive, Halifax,
HX2 8TA

210953794

 www.letproperty.co.uk





Property Description

Our latest listing is in Hambleton Drive, Halifax, HX2 8TA

Get instant cash flow of **£520** per calendar month with a **4.7%** Gross Yield for investors.

This property has a potential to rent for **£936** which would provide the investor a Gross Yield of **8.5%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



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Property Key Features

3 bedroom

1 bathroom

Three Piece Bathroom

Spacious Rooms

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £520

Market Rent: £936

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £132,000.00 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 132,000.00

25% Deposit	£33,000.00
SDLT Charge	£3,960
Legal Fees	£1,000.00
Total Investment	£37,960.00

Projected Investment Return



The monthly rent of this property is currently set at £520 per calendar month but the potential market rent is

£ 936

Returns Based on Rental Income	£520	£936
Mortgage Payments on £99,000.00 @ 5%	£412.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£52.00	£93.60
Total Monthly Costs	£479.50	£521.10
Monthly Net Income	£40.50	£414.90
Annual Net Income	£486.00	£4,978.80
Net Return	1.28%	13.12%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£3,106.80**
Adjusted To

Net Return **8.18%**

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


Annual Net Income **£2,998.80**
Adjusted To

Net Return **7.90%**

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 £150,000.



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


Clough Lane, Mixenden, Halifax, HX2


CURRENTLY ADVERTISED


Marketed from 30 Aug 2024 by Whitegates, Halifax

£150,000

A well presented 3 bedroom inner terrace house in this popular village location. INTERNAL VIEWING...

 Sold price history: [View](#)

 Floor plan: [View](#)



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


Hambleton Drive, Halifax, West Yorkshire, HX2

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 5 Aug 2024 by Ryder & Dutton, Halifax

£125,000

A well-presented and recently refurbished three-bedroom mid-terrace home situated on Hambleton Dr...

 Floor plan: [View](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

3 bedroom terraced house

+ Add to report

Ingham Lane, Halifax, HX2

NO LONGER ADVERTISED

Marketed from 4 Apr 2024 to 13 Apr 2024 (9 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2042859

💡 EPC:

[View](#)

(Approx.) Sqft: **1,152 sq ft** Price (£) per sqft: **£1.09**



£1,250 pcm

3 bedroom semi-detached house

+ Add to report

Camlet Close, Ovenden Wood, Halifax, West Yorkshire, HX2






NO LONGER ADVERTISED

Marketed from 15 Aug 2023 to 12 Oct 2023 (58 days) by Ryder & Dutton, 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**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **4 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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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.

