

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Keighley Close, Halifax, HX2  
9DG

212267000

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Keighley Close, Halifax, HX2 9DG

Get instant cash flow of **£725** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **6.5%** if the rent was increased to market rate.

**The property has long term tenants currently situated, and located within a prime rental location in Halifax. For investors looking for a reliable rental income, this is a great addition to their portfolio.**

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



Keighley Close, Halifax,  
HX2 9DG

212267000



## Property Key Features

**3 bedrooms**

**1 bathroom**

**Well Maintained Property**

**Easy access to local amenities**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £725**

**Market Rent: £900**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £167,000.00 and borrowing of £125,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 167,000.00

25% Deposit	£41,750.00
SDLT Charge	£5,010
Legal Fees	£1,000.00
Total Investment	£47,760.00

# Projected Investment Return



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

£ 900



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	£900
Mortgage Payments on £125,250.00 @ 5%	<b>£521.88</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>TBC</b>	
Ground Rent	<b>Freehold</b>	
Letting Fees	<b>£72.50</b>	<b>£90.00</b>
<b>Total Monthly Costs</b>	<b>£609.38</b>	<b>£626.88</b>
<b>Monthly Net Income</b>	<b>£115.63</b>	<b>£273.13</b>
<b>Annual Net Income</b>	<b>£1,387.50</b>	<b>£3,277.50</b>
<b>Net Return</b>	<b>2.91%</b>	<b>6.86%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,477.50**  
Adjusted To

Net Return                      **3.09%**

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


Annual Net Income      **£772.50**  
Adjusted To

Net Return                      **1.62%**

# 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 £180,000.



**3 bedroom semi-detached house for sale** [+ Add to report](#)


Oakdale Close, Ovenden, Halifax

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 11 May 2023 to 27 Feb 2024 (291 days) by Dawson Estates, Elland

**£180,000**

Three Bedrooms | Semi-Detached | Gardens | Off Road Parking | Upvc DG & GCH | Ideal family home



**3 bedroom semi-detached house for sale** [+ Add to report](#)

New Park Road, Queensbury, Bradford

**CURRENTLY ADVERTISED**

Marketed from 18 Oct 2023 by Sugdens, Queensbury

**£179,950**

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as 1100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

## 3 bedroom semi-detached house

+ Add to report

St. Georges Road, HALIFAX

NO LONGER ADVERTISED

Marketed from 2 May 2024 to 3 May 2024 (1 days) by William H. Brown Lettings, Halifax

COUNCIL TAX BAND - C | DEPOSIT - £1100 | EPC - C | LEE MOUNT | THREE BEDROOMS | GARAGE



£995 pcm

## 3 bedroom semi-detached house

+ Add to report

509 Moor End Road, Halifax, West Yorkshire, HX2 0UH

NO LONGER ADVERTISED

LET AGREED






Marketed from 9 Oct 2024 to 5 Nov 2024 (26 days) by Redwoods Estate Agency, Halifax

A well presented stone built three bedroom semi-detached family home situated in this most

# 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?**

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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