

LET PROPERTY PACK

INVESTMENT INFORMATION

Cobblestones Drive,
Halifax, HX2 9NG

212267059

 www.letproperty.co.uk





Property Description

Our latest listing is in Cobblestones Drive, Halifax, HX2 9NG

Get instant cash flow of **£775** per calendar month with a **5.9%** Gross Yield for investors.

This property has a potential to rent for **£807** which would provide the investor a Gross Yield of **6.1%** 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...



Cobblestones Drive,
Halifax, HX2 9NG

212267059



Property Key Features

3 bedrooms

1 bathroom

Private Parking Available

Easy access to local amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £775

Market Rent: £807

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £158,000.00 and borrowing of £118,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 158,000.00

25% Deposit	£39,500.00
SDLT Charge	£4,740
Legal Fees	£1,000.00
Total Investment	£45,240.00

Projected Investment Return



The monthly rent of this property is currently set at £775 per calendar month but the potential market rent is

£ 807

Returns Based on Rental Income	£775	£807
Mortgage Payments on £118,500.00 @ 5%	£493.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£77.50	£80.70
Total Monthly Costs	£586.25	£589.45
Monthly Net Income	£188.75	£217.55
Annual Net Income	£2,265.00	£2,610.60
Net Return	5.01%	5.77%

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 **£996.60**
Adjusted To

Net Return **2.20%**

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

Annual Net Income **£240.60**
Adjusted To

Net Return **0.53%**

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 £170,000.



£170,000

3 bedroom end of terrace house for sale

+ Add to report

Watkinson Road, Halifax

NO LONGER ADVERTISED SOLD STC

Marketed from 11 Jul 2023 to 5 Apr 2024 (268 days) by William H. Brown, Halifax

GUIDE PRICE £170,000 - £180,000 | THREE BEDROOM END-TERRACE FAMILY HOME | SPACIOUS KITCHEN/DINER ...



£160,000

3 bedroom end of terrace house for sale

+ Add to report

Keighley Road, Illingworth, Halifax

CURRENTLY ADVERTISED SOLD STC

Marketed from 18 Sep 2024 by William H. Brown, Halifax

THREE BEDROOMS | GARDENS FRONT & REAR | ALLOCATED PARKING TO REAR | CLOSE TO

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as 1000 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom end of terrace house + Add to report

Claremount Road, Halifax

NO LONGER ADVERTISED **LET AGREED**

Marketed from 14 Aug 2024 to 31 Aug 2024 (16 days) by Dawson Estates, Elland

£1,000 pcm

To Let is this immaculate 3 bedroom end of terrace property in the popular area of Claremount.



3 bedroom end of terrace house + Add to report

Morpeth Street, Queensbury

CURRENTLY ADVERTISED

Marketed from 6 Nov 2024 by Barkers Estate Agents, Birstall






£900 pcm

AVAILABLE 26TH NOVEMBER 2024 | END TERRACED PROPERTY | TWO BEDROOMS | LOFT ROOM | FENCED YARD ...

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: **3 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.

