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# LET PROPERTY PACK

### **INVESTMENT** INFORMATION

Cobblestones Drive, Halifax, HX2 9NG

212267059

www.letproperty.co.uk

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## **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...

### **LETPR®PERTY**





### Cobblestones Drive, Halifax, HX2 9NG

212267059

3 bedroomsFactor3 bedroomsFactor1 bathroomGrouPrivate Parking AvailableLeasEasy access to local amenitiesCurre

**Property Key Features** 

Factor Fees: TBC Ground Rent: Freehold Lease Length: Freehold Current Rent: £775 Market Rent: £807 Lounge





## Kitchen





## Bedrooms





## Bathroom





## Exterior



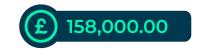






Figures based on assumed purchase price of £158,000.00 and borrowing of £118,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### ASSUMED PURCHASE PRICE



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

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



<b>Returns Based on Rental Income</b>	£775	£807
Mortgage Payments on £118,500.00 @ 5%	£493.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	твс	
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	<b>£2,265.00</b>	£2,610.60
Net Return	<mark>5.01%</mark>	<mark>5.77%</mark>

### 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.

-	3 bedroom end of terrace house for sale	+ Add to report	
	Watkinson Road, Halifax		
The second second	NO LONGER ADVERTISED SOLD STC		
6170.000	Marketed from 11 Jul 2023 to 5 Apr 2024 (268 days) by William H. Brown, Halifax		
£170,000	GUIDE PRICE £170,000 - £180,000   THREE BEDROOM END-TERRACE FA KITCHEN/DINER	AMILY HOME   SPACIOUS	



### **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
The second	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
A LEEN	Morpeth Street, Queensbury	
	CURRENTLY ADVERTISED	
	Marketed from 6 Nov 2024 by Barkers Estate Agents, Birstall	
£900 pcm	AVAILABLE 26TH NOVEMBER 2024   END TERRACED PROPER	RTY   TWO BEDROOMS   LOFT ROOM

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

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.



Current term of tenancy: 3 years+

Payment history: On time for length of tenancy





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#### 212267059

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the

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Interested in this

Call us on

property seller or by a 3rd party RICS Chartered Surveyor.

property investment?