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## LET PROPERTY PACK

#### **INVESTMENT** INFORMATION

Moins Close, Halifax, HX2 8SB

212266965

( www.letproperty.co.uk

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## **Property Description**

Our latest listing is in Moins Close, Halifax, HX2 8SB

Get instant cash flow of £575 per calendar month with a 6.6% Gross Yield for investors.

This property has a potential to rent for  $\pm 737$  which would provide the investor a Gross Yield of 8.5% 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...

#### **LETPR®PERTY**





#### Moins Close, Halifax, HX2 8SB

212266965

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: £575 Market Rent: £737 Lounge





## Kitchen





## Bedrooms





## Bathroom





## Exterior





## **Initial** Outlay





Figures based on assumed purchase price of £104,000.00 and borrowing of £78,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**

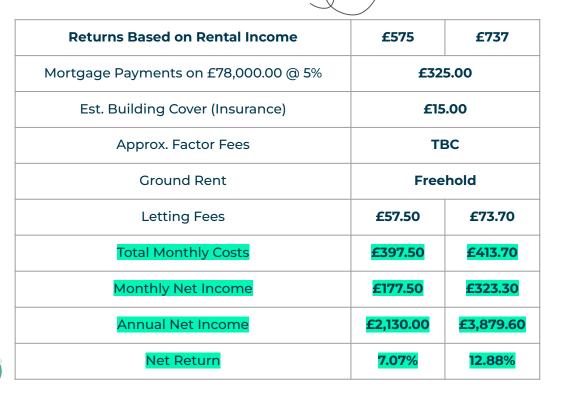


25% Deposit	£26,000.00
SDLT Charge	£3,120
Legal Fees	£1,000.00
Total Investment	£30,120.00

## **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 £575 per calendar month but the potential market rent is





737

### Return Stress Test Analysis Report





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

Annual Net Income **£2,405.60** Adjusted To

Net Return **7.99%** 

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

Annual Net Income **£2,319.60** Adjusted To

Net Return

7.70%

## 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 £130,000.

<b>бара</b> сарада сара сар	3 bedroom end of terrace house for sale	+ Add to report
	Clough Lane, Mixenden, Halifax, HX2	
	CURRENTLY ADVERTISED SOLD STC	
	Marketed from 17 Apr 2024 by Whitegates, Halifax	
	NO UPPER CHAIN is available to this 3 bedroom fully refurbished stone	e end terraced cottage in





## **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as 795 based on the analysis carried out by our letting team at **Let Property Management**.

	3 bedroom end of terrace house + Add to report	rt
	Woodside Place, Halifax, HX3 6EQ	
	NO LONGER ADVERTISED LET AGREED	
And the second second	Marketed from 2 May 2024 to 21 May 2024 (19 days) by WS Residential, Brighouse	
£795 pcm	Newly Renovated   End-Terrace Property   Spacious Rear Garden   EPC Rating D   Bond £917.00	



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: 5 years+

Payment history: On time for length of tenancy





www.letproperty.co.uk

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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.

