

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Moins Close, Halifax, HX2  
8SB

212266965

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





## 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 **£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...**



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## 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







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

£ 104,000.00

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

# Projected Investment Return



The monthly rent of this property is currently set at £575 per calendar month but the potential market rent is

£ 737



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	£575	£737
Mortgage Payments on £78,000.00 @ 5%	£325.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£57.50	£73.70
<b>Total Monthly Costs</b>	<b>£397.50</b>	<b>£413.70</b>
<b>Monthly Net Income</b>	<b>£177.50</b>	<b>£323.30</b>
<b>Annual Net Income</b>	<b>£2,130.00</b>	<b>£3,879.60</b>
<b>Net Return</b>	<b>7.07%</b>	<b>12.88%</b>

# Return **Stress Test** Analysis Report



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

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

Net Return **7.99%**

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

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

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.



£130,000

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 end terraced cottage in



£110,000

3 bedroom end of terrace house for sale

+ Add to report

Dudley Crescent, Halifax, HX2

NO LONGER ADVERTISED

Marketed from 13 Aug 2024 to 4 Nov 2024 (82 days) by Righthaus Properties, Bradford

\*\*\* VIRTUAL TOUR \*\*\* | END TERRACED PROPERTY | THREE BEDROOMS | CUL-DE-SAC | DINING

# 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.**



£795 pcm

3 bedroom end of terrace house

+ Add to report

Woodside Place, Halifax, HX3 6EQ

NO LONGER ADVERTISED LET AGREED

Marketed from 2 May 2024 to 21 May 2024 (19 days) by WS Residential, Brighouse

Newly Renovated | End-Terrace Property | Spacious Rear Garden | EPC Rating D | Bond £917.00 |



£750 pcm

3 bedroom end of terrace house

+ Add to report

Long Lane, Wheatley, Halifax, West Yorkshire, HX3

NO LONGER ADVERTISED LET AGREED






Marketed from 4 Sep 2024 to 4 Sep 2024 by Reeds Rains, Halifax

Brand new home | 3 bedrooms | Enclosed rear garden | Dedicated off street parking | Visitor parki...

# 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: **5 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.



**LETPROPERTY**