

LET PROPERTY PACK

INVESTMENT INFORMATION

Keighley Close, Halifax,
HX2 9DG

212267018

 www.letproperty.co.uk





Property Description

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

Get instant cash flow of **£775** per calendar month with a **5.4%** Gross Yield for investors.

This property has a potential to rent for **£940** which would provide the investor a Gross Yield of **6.6%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Keighley Close, Halifax,
HX2 9DG

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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: £775

Market Rent: £940

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £172,000.00 and borrowing of £129,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 172,000.00

25% Deposit	£43,000.00
SDLT Charge	£5,160
Legal Fees	£1,000.00
Total Investment	£49,160.00

Projected Investment Return



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

£ 940



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	£775	£940
Mortgage Payments on £129,000.00 @ 5%	£537.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£77.50	£94.00
Total Monthly Costs	£630.00	£646.50
Monthly Net Income	£145.00	£293.50
Annual Net Income	£1,740.00	£3,522.00
Net Return	3.54%	7.16%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,642.00**
Adjusted To

Net Return **3.34%**

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

Annual Net Income **£942.00**
Adjusted To

Net Return **1.92%**

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.



£180,000

3 bedroom semi-detached house for sale

+ Add to report

Popples Drive, Bradshaw, Halifax

NO LONGER ADVERTISED **SOLD STC**

Marketed from 20 Mar 2024 to 2 Oct 2024 (195 days) by Hamilton Bower, Northowram

THREE BEDROOMS | SEMI DETACHED | POTENTIAL TO EXTEND/IMPROVE | NO CHAIN



£179,950

3 bedroom semi-detached house for sale

+ Add to report

Alpine Close, Illingworth

NO LONGER ADVERTISED **SOLD STC**

Marketed from 7 Jul 2023 to 22 Dec 2023 (167 days) by Baxter Estate Agents, Covering Elland

3 Bedroom semi detached | Large enclosed garden | Parking for 2 cars | Central heating & double g...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£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 popula...



£950 pcm

3 bedroom semi-detached house

+ Add to report

Nursery Grove, Halifax, HX3

NO LONGER ADVERTISED






Marketed from 29 Mar 2024 to 25 Apr 2024 (27 days) by OpenRent, London

No Agent Fees | Property Reference Number: 2031915

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.



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