



LET PROPERTY

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Chester Street, Halifax, HX3

214558487

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





## Property Description

Our latest listing is in Chester Street, Halifax, HX3

Get instant cash flow of **£695** per calendar month with a **5.8%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **6.2%** if the rent was increased to market rate.

**With a tenant currently situated. A space that has been kept in good condition and a potential rental income that can ensure fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



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Chester Street, Halifax,  
HX3

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## Property Key Features

**3 Bedroom**

**1 Bathroom**

**Lounge and Kitchen**

**Spacious Rooms**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

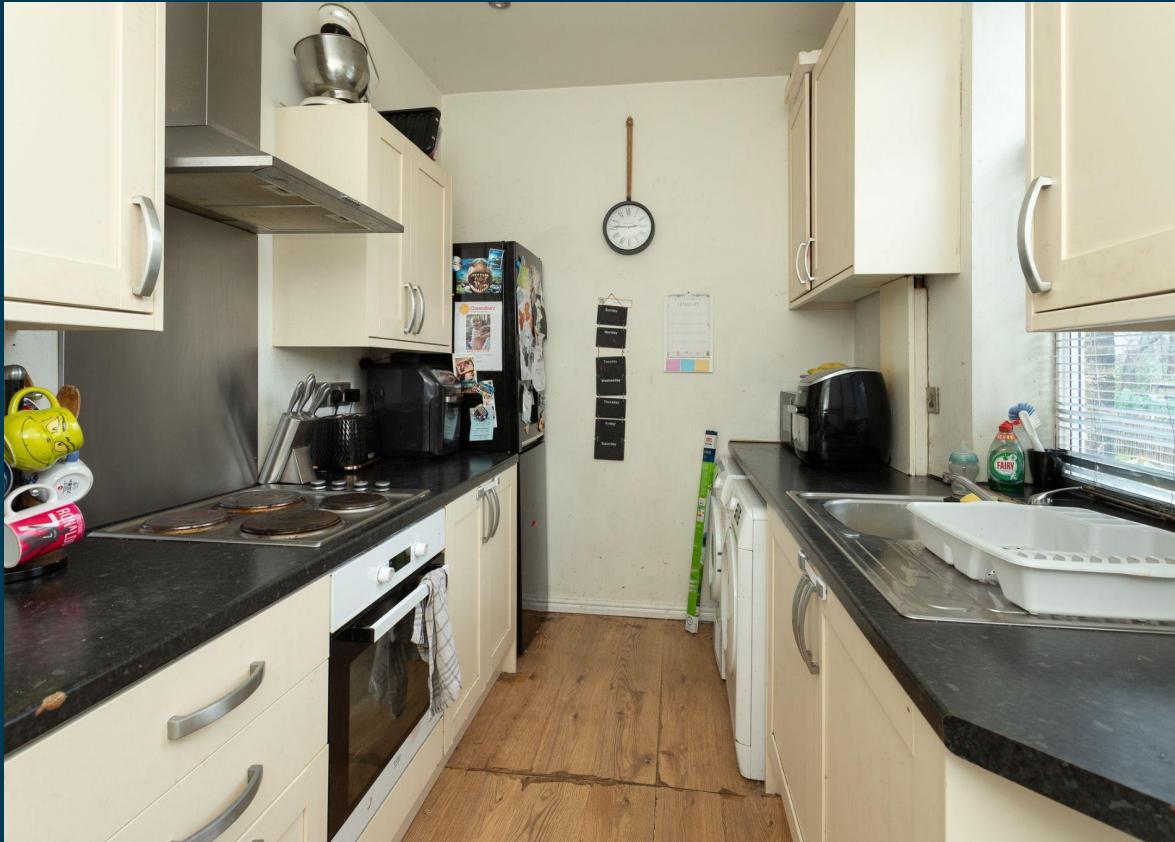
**Current Rent: £695**

**Market Rent: £750**

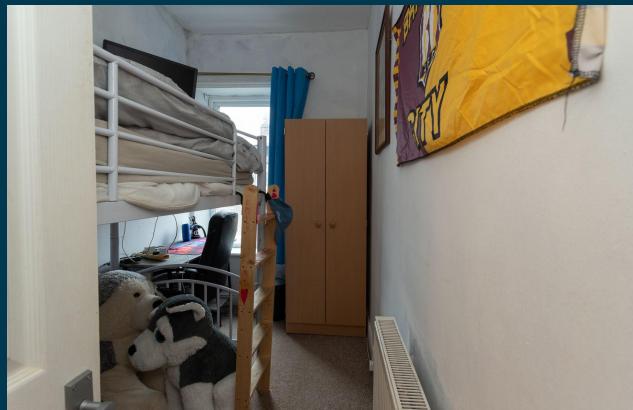
# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



Figures based on assumed purchase price of £145,000.00 and borrowing of £108,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 145,000.00

25% Deposit	£36,250.00
SDLT Charge	£7,250
Legal Fees	£1,000.00
Total Investment	£44,500.00

# 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 £695 per calendar month but the potential market rent is

£ 750

Returns Based on Rental Income	£695	£750
Mortgage Payments on £108,750.00 @ 5%	£453.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent		Freehold
Letting Fees	£69.50	£75.00
Total Monthly Costs	£537.63	£543.13
Monthly Net Income	£157.38	£206.88
Annual Net Income	£1,888.50	£2,482.50
Net Return	4.24%	5.58%

# Return Stress Test Analysis Report



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

Annual Net Income **£982.50**  
Adjusted To

Net Return **2.21%**

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

Annual Net Income **£307.50**  
Adjusted To

Net Return **0.69%**

# Sale Comparables Report



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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 £150,000.00.

 £150,000

3 bedroom terraced house for sale

Claremont Road, Halifax

CURRENTLY ADVERTISED SOLD STC

Marketed from 30 Jan 2025 by Hamilton Bower, Northowram

THREE BEDROOMS | MID TERRACE | WELL PRESENTED | MODERN FIXTURES AND FITTINGS | GARDENS TO FRONT A...



[View floor plan](#)



[View](#)



[View](#)

(Approx.) Sqft: 646 sq ft Price (£) per sqft: £232.26

 £150,000

3 bedroom end of terrace house for sale

Shroggs Road, Halifax, West Yorkshire, HX5

CURRENTLY ADVERTISED SOLD STC

Marketed from 26 Dec 2024 by EwMove, Covering Yorkshire

3 Bedroom Extended End Terrace Property | Ideal First Time Buyer/Investor Property | Modern Kitch...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom apartment

+ Add to report

Lister Lane, HALIFAX

NO LONGER ADVERTISED

£750 pcm

Marketed from 21 Nov 2024 to 4 Dec 2024 (13 days) by William H. Brown Lettings, Halifax.

COUNCIL TAX BAND - A | DEPOSIT - £750 | EPC - D | HALIFAX | APARTMENT | THREE BEDROOMS | OFF STREET PARKING

?

EPC:

View

(Approx.) Sqft: 538 sq ft Price (£) per sqft: £1.39



3 bedroom house

+ Add to report

Laura Street, HALIFAX

NO LONGER ADVERTISED | LET AGREED

£750 pcm

Marketed from 26 Sep 2024 to 26 Nov 2024 (61 days) by William H. Brown Lettings, Halifax.

COUNCIL TAX BAND - A | DEPOSIT - £750 | EPC - C | BOOTH TOWN | THREE BEDROOMS | CELLAR | ENCLOSED ...

# 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**



Current term of tenancy: **5 years +**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



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.



100% Funded  
Chester Street, Halifax, HX3

214558487

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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