

LET PROPERTY PACK

INVESTMENT INFORMATION

Union Street, Sowerby
Bridge, HX6

222807116

 www.letproperty.co.uk





Property Description

Our latest listing is in Union Street, Sowerby Bridge, HX6

Get instant cash flow of **£525** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£631** which would provide the investor a Gross Yield of **8.2%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



LET PROPERTY



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Property Key Features

2 Bedrooms

1 Bathroom

Good Condition

Modern equipped Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £525

Market Rent: £631

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £92,000.00 and borrowing of £69,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 92,000.00

25% Deposit	£23,000.00
SDLT Charge	£4,600
Legal Fees	£1,000.00
Total Investment	£28,600.00

Projected Investment Return



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Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



The monthly rent of this property is currently set at £525 per calendar month but the potential market rent is

£ 631

Returns Based on Rental Income	£525	£631
Mortgage Payments on £69,000.00 @ 5%	£287.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees		TBC
Ground Rent		Freehold
Letting Fees	£52.50	£63.10
Total Monthly Costs	£355.00	£365.60
Monthly Net Income	£170.00	£265.40
Annual Net Income	£2,040.00	£3,184.80
Net Return	7.13%	11.14%

Return Stress Test Analysis Report



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

Annual Net Income	£1,922.80
Adjusted To	
Net Return	6.72%

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

Annual Net Income	£1,804.80
Adjusted To	
Net Return	6.31%

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 £95,000.



2 bedroom terraced house for sale

Union Street, Sowerby Bridge, HX6

NO LONGER ADVERTISED SOLD STC

Marketed from 5 Sep 2021 to 21 Dec 2021 (107 days) by Strike, Yorkshire

£95,000



2 bedroom terraced house for sale

Union Street, Sowerby Bridge

CURRENTLY ADVERTISED SOLD STC

Marketed from 24 Jul 2024 by Bramleys, Elland

£90,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom end of terrace house



Dale Terrace, Sowerby Bridge

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Nov 2025 to 10 Dec 2025 (18 days) by Peter David Properties, Halifax

£825 pcm



2 bedroom terraced house



Upper Fountain Street, SOWERBY BRIDGE

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Sep 2025 to 12 Nov 2025 (49 days) by William H. Brown Lettings, Halifax

£750 pcm

Current Tenant Profile



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: **1 year+**



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.



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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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