

LET PROPERTY PACK

INVESTMENT INFORMATION

Copley Hall Terrace, Halifax,
HX3 0TS

221008999

 www.letproperty.co.uk





Property Description

Our latest listing is in Copley Hall Terrace, Halifax, HX3 0TS

Get instant cash flow of **£1,000** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **6.9%** 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...



Copley Hall Terrace,
Halifax, HX3 0TS

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Property Key Features

4 bedroom

3 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,000

Market Rent: £1,150

Lounge



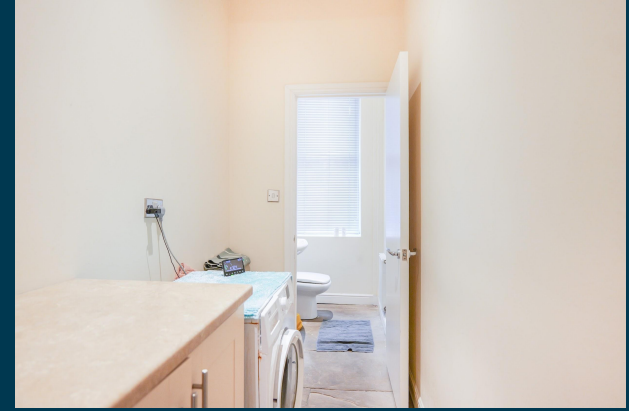
Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £201,000.00 and borrowing of £150,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 201,000.00

25% Deposit £50,250.00

SDLT Charge £11,570

Legal Fees £1,000.00

Total Investment £62,820.00

Projected Investment Return



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 £1,000 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£1,000	£1,150
Mortgage Payments on £150,750.00 @ 5%	£628.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£100.00	£115.00
Total Monthly Costs	£743.13	£758.13
Monthly Net Income	£256.88	£391.88
Annual Net Income	£3,082.50	£4,702.50
Net Return	4.91%	7.49%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,402.50**
Adjusted To

Net Return **3.82%**

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

Annual Net Income **£1,687.50**
Adjusted To

Net Return **2.69%**



4 bedroom end of terrace house for sale

Skircoat Green, Halifax, West Yorkshire, HX3

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 May 2024 to 28 Nov 2024 (195 days) by Reeds Rains, Halifax

+ Add to report



4 bedroom semi-detached house for sale

Copley View, Copley, Halifax

NO LONGER ADVERTISED **SOLD STC**

Marketed from 16 Feb 2024 to 16 May 2024 (89 days) by Property @ Kemp and Co, Halifax

£190,000

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,350 based on the analysis carried out by our letting team at **Let Property Management**.



£1,350 pcm

4 bedroom detached house

Springwood Drive, Halifax

CURRENTLY ADVERTISED

Marketed from 6 Oct 2025 by Property @ Kemp and Co, Halifax

+ Add to report



£1,295 pcm

4 bedroom semi-detached house

St. Ives Road, Skircoat Green, Halifax

NO LONGER ADVERTISED

Marketed from 25 Oct 2023 to 31 Oct 2023 (5 days) by Dawson Estates, Elland

+ Add to report

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: **4+ 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.



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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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