

LET PROPERTY PACK

INVESTMENT INFORMATION

Halifax Road, Liversedge,
WF15

211662714

 www.letproperty.co.uk





Property Description

Our latest listing is in Halifax Road, Liversedge, WF15

Get instant cash flow of **£600** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **7.8%** if the rent was increased to market rate.

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

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



Halifax Road, Liversedge,
WF15

211662714



Property Key Features

2 Bedroom

1 Bathroom

Lounge and Kitchen

Spacious Room

Factor Fees: £37.5 PM

Ground Rent: £8 PM

Lease Length: 102 years

Current Rent: £600

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Initial Outlay



Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit £28,750.00

SDLT Charge £3,450

Legal Fees £1,000.00

Total Investment £33,200.00

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 750

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	£600	£750
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£37.5 PM	
Ground Rent	£8 PM	
Letting Fees	£60.00	£75.00
Total Monthly Costs	£484.38	£499.38
Monthly Net Income	£115.63	£250.63
Annual Net Income	£1,387.50	£3,007.50
Net Return	4.18%	9.06%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,507.50**
Adjusted To

Net Return **4.54%**

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

Annual Net Income **£1,432.50**
Adjusted To

Net Return **4.31%**

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 £120,000.00.



2 bedroom terraced house for sale [+ Add to report](#)

Melbourne Street, Liversedge

NO LONGER ADVERTISED **SOLD STC**

Marketed from 22 Apr 2022 to 16 Aug 2022 (116 days) by Bramleys, Hackmondwike

2 BEDROOM BACK TO BACK | KITCHEN EXTENSION | GOOD SIZED LOFT AREA | MODERN BATHROOM | SECURE GARD...

£120,000



[View floor plan](#)

Sold price history: [View](#)

16/08/2022	£120,000
31/07/2020	£97,500
06/10/2017	£90,000

EPC: [View](#)

(Approx.) Sqft: **732 sq ft** Price (£) per sqft: **£163.95**



2 bedroom semi-detached house for sale [+ Add to report](#)

Firthcliffe Road, Liversedge, WF15

NO LONGER ADVERTISED **SOLD STC**

Marketed from 11 Feb 2022 to 28 Sep 2022 (229 days) by Whitegates, Cleckheaton

Two Bedroom Semi | Popular Location | Good Sized Enclosed Garden | Spacious Lounge | Gas CH Sys &...

£120,000

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**.

 £750 pcm	2 bedroom town house Darley Road, Liversedge NO LONGER ADVERTISED LET AGREED Marketed from 23 Oct 2023 to 22 Dec 2023 (60 days) by Property @ Kemp and Co, Halifax Popular & Convenient Location Easy Access to M62 Modern Town House Attractive Accommodation... Q EPC: View (Approx.) Sqft: 549 sq ft Price (£) per sqft: £1.37	+ Add to report
 £750 pcm	2 bedroom terraced house Cornmill Lane, Liversedge, West Yorkshire, WF15 NO LONGER ADVERTISED LET AGREED Marketed from 1 Sep 2023 to 4 Sep 2023 (2 days) by Reeds Rains, Cleckheaton This deceptively spacious terraced property has TWO GENEROUS BEDROOMS, huge dining kitchen, livin...	+ Add to report

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: **Moved in within the last 2 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.



www.letproperty.co.uk

Halifax Road, Liversedge, WF15

211662714

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