

LET PROPERTY PACK

INVESTMENT INFORMATION

Dean Court, Halifax, HX3

212910283

 www.letproperty.co.uk





Property Description

Our latest listing is in Dean Court, Halifax, HX3

Get instant cash flow of **£500** per calendar month with a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **8.0%** 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...



Dean Court, Halifax, HX3

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Property Key Features

2 Bedroom

2 Bathroom

Lounge and Kitchen

Spacious Room

Factor Fees: £56.00 pm

Ground Rent: £56.00 pm

Lease Length: 89 years

Current Rent: £500

Market Rent: £600

Lounge



Kitchen



Bedrooms



Bathroom



Initial Outlay



Figures based on assumed purchase price of £90,000.00 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 90,000.00

25% Deposit	£22,500.00
SDLT Charge	£4,500
Legal Fees	£1,000.00
Total Investment	£28,000.00

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 £500 per calendar month but the potential market rent is

£ 600

Returns Based on Rental Income	£500	£600
Mortgage Payments on £67,500.00 @ 5%	£281.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£56.00	
Ground Rent	£56.00	
Letting Fees	£50.00	£60.00
Total Monthly Costs	£458.25	£468.25
Monthly Net Income	£41.75	£131.75
Annual Net Income	£501.00	£1,581.00
Net Return	1.79%	5.65%

Return **Stress Test** Analysis Report



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

Annual Net Income **£381.00**
Adjusted To

Net Return **1.36%**

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


Annual Net Income **£903.00**
Adjusted To

Net Return **3.23%**

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 apartment for sale [+ Add to report](#)


Free School Lane, Halifax, West Yorkshire, HX1

CURRENTLY ADVERTISED



Marketed from 6 Dec 2024 by Ryder & Dutton, Halifax.

Two Double Bedrooms | Juliette Balcony | First Floor | Walking Distance To Savile Park | Ideal In...


£120,000



[View floor plan](#)

 Sold price history:	View
10/05/2007	£147,000
 EPC:	View

(Approx.) Sqft: **592 sq ft** Price (£) per sqft: **£202.70**



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

Green Terrace Square, Savile Park, Halifax

NO LONGER ADVERTISED **SOLD STC**

Marketed from 30 Jul 2024 to 11 Oct 2024 (72 days) by Property @ Kemp and Co, Halifax.

Stone Built Period Cottage | Through By Light | Garden | Garage | Attractive Accommodation | High...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.

	2 bedroom cottage	+ Add to report
£600 pcm	Ingram Square, HALIFAX	
	NO LONGER ADVERTISED LET AGREED	
	Marketed from 27 Jul 2023 to 7 Sep 2023 (42 days) by William H. Brown Lettings, Halifax	
	SAVILE PARK TWO BEDROOMS EPC - D MODERN DECOR CELLAR SPACIOUS ATTIC SHARED COURTYARD	
	Sold price history:	View
	05/07/2019	£125,000
	28/09/2012	£125,000
	EPC:	View
	(Approx.) Sqft: 904 sq ft Price (£) per sqft: £0.66	
	2 bedroom cottage	+ Add to report
£600 pcm	Lower Skircoat Green, Halifax, West Yorkshire, HX5 0TG3	
	NO LONGER ADVERTISED	
	Marketed from 9 Dec 2022 to 14 Dec 2022 (5 days) by Redwoods Estate Agency, Halifax	
	A stone built two bedroom end terrace cottage Situated in this quiet off the road position clo...	

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.



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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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