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LET PROPERTY PACK

INVESTMENT INFORMATION

Brickfield Grove, Halifax, HX2

214799655

(www.letproperty.co.uk





Property Description

Our latest listing is in Brickfield Grove, Halifax, HX2

Get instant cash flow of £460 per calendar month with a 5.0% Gross Yield for investors.

This property has a potential to rent for **£543** which would provide the investor a Gross Yield of **5.9%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures 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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Brickfield Grove, Halifax, HX2

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1 bedroom 1 bathroom Spacious Lounge Modern Kitchen

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Property Key Features

Factor Fees: TBC Ground Rent: TBC Lease Length: 985 years Current Rent: £460 Market Rent: £543











Kitchen





Bedrooms





Bathroom



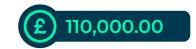






Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£27,500.00
SDLT Charge	£5,500
Legal Fees	£1,000.00
Total Investment	£34,000.00

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 £460 per calendar month but the potential market rent is \bigcap



Returns Based on Rental Income	£460	£543
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	твс	
Ground Rent	твс	
Letting Fees	£46.00	£54.30
Total Monthly Costs	£404.75	£413.05
Monthly Net Income	£55.25	<mark>£129.95</mark>
Annual Net Income	£663.00	<mark>£1,559.40</mark>
Net Return	<mark>1.95%</mark>	<mark>4.59%</mark>



Return Stress Test Analysis Report





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

Annual Net Income **£473.40** Adjusted To

Net Return 1.39%

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

Annual Net Income -£90.60 Adjusted To

Net Return -0.27%

Sale Comparables Report



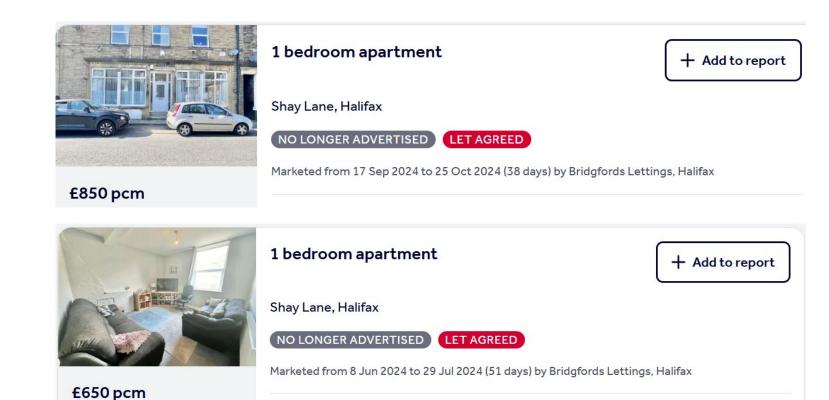
This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £175,000.

N. Aller	3 bedroom semi-detached house for sale	+ Add to report
	Brickfield Grove, Holmfield, Halifax	
Contraction of the	NO LONGER ADVERTISED SOLD STC	
64.75.000	Marketed from 30 Jul 2024 to 27 Nov 2024 (120 days) by Property @ Kemp and Co	o, Halifax
£175,000	· · · · · · · · · · · · · · · · · · ·	
	1 bedroom apartment for sale	+ Add to report
	12 Brickfield Grove, Halifax, West Yorkshire, HX2 9AZ	
	CURRENTLY ADVERTISED	
	Marketed from 23 Jan 2025 by Redwoods Estate Agency, Halifax	
£75,000	and in the second se	

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



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

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.



Current term of tenancy: 2 years+

Payment history: On time for length of tenancy





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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.

