

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Brickfield Grove, Halifax,  
HX2

214799655

 [www.letproperty.co.uk](http://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...



Brickfield Grove, Halifax,  
HX2

214799655



## Property Key Features

**1 bedroom**

**1 bathroom**

**Spacious Lounge**

**Modern Kitchen**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: 985 years**

**Current Rent: £460**

**Market Rent: £543**

# Lounge





# 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

£ 110,000.00

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

£ 543

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	TBC	
Ground Rent	TBC	
Letting Fees	£46.00	£54.30
Total Monthly Costs	£404.75	£413.05
Monthly Net Income	£55.25	£129.95
Annual Net Income	£663.00	£1,559.40
Net Return	1.95%	4.59%

# 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.



£175,000

## 3 bedroom semi-detached house for sale

+ Add to report

Brickfield Grove, Holmfield, Halifax

NO LONGER ADVERTISED

SOLD STC

Marketed from 30 Jul 2024 to 27 Nov 2024 (120 days) by Property @ Kemp and Co, Halifax



£75,000

## 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

# 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**.



£850 pcm

## 1 bedroom apartment

+ Add to report

Shay Lane, Halifax

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Sep 2024 to 25 Oct 2024 (38 days) by Bridgfords Lettings, Halifax



£650 pcm

## 1 bedroom apartment

+ Add to report

Shay Lane, Halifax

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Jun 2024 to 29 Jul 2024 (51 days) by Bridgfords Lettings, Halifax



# 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: **2 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.



**LETPROPERTY**