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LET PROPERTY PACK

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INVESTMENT INFORMATION

Halifax Road Hipperholme, Halifax, HX3

208465520

🌐 www.letproperty.co.uk 🕽





Property Description

Our latest listing is in Halifax Road Hipperholme, Halifax, HX3

This property has a potential to rent for **£885** which would provide the investor a Gross Yield of **6.6%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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

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Halifax Road Hipperholme, Halifax, HX3

208465520

2 Bedrooms Factor Fees: £70

2 Bathrooms

Spacious Lounge and Kitchen

Good Condition

Factor Fees: £70.00 pm Ground Rent: £35.00 pm Lease Length: 108 years Market Rent: £885

Lounge





Kitchen





Bedrooms





Bathroom





Exterior



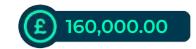






Figures based on assumed purchase price of £160,000.00 and borrowing of £120,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£40,000.00
SDLT Charge	£8,700
Legal Fees	£1,000.00
Total Investment	£49,700.00





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	£885
Mortgage Payments on £120,000.00 @ 5%	£500.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£70.00
Ground Rent	£35.00
Letting Fees	£88.50
Total Monthly Costs	£708.50
Monthly Net Income	£176.50
Annual Net Income	£2,118.00
Net Return	<mark>4.26%</mark>

Return Stress Test Analysis Report





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

Annual Net Income **£348.00** Adjusted To

Net Return 0

0.70%

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

Annual Net Income **£138.00** Adjusted To

Net Return

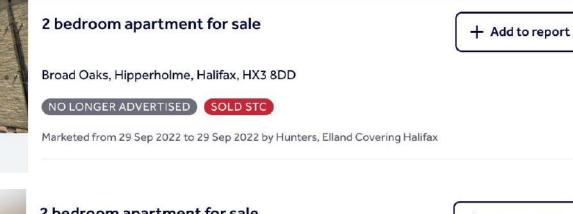
0.28%

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 £147,000.



£147,000





2 bedroom apartment for sale

Halifax Road, Hipperholme, Halifax



Marketed from 8 Aug 2024 by SW Property, Hipperholme



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£130,000

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 terraced house

Harley Head Avenue, Lightcliffe, Halifax, West Yorkshire, HX3

NO LONGER ADVERTISED

Marketed from 2 May 2023 to 1 Jun 2023 (29 days) by Reeds Rains, Huddersfield



2 bedroom end of terrace house

Broad Oak Terrace, Hipperholme, Halifax

NO LONGER ADVERTISED

Marketed from 16 Jul 2021 to 29 Jul 2021 (13 days) by Open House Estate Agents, Keighley

£600 pcm

+ Add to report

+ Add to report



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: NO





Standard Tenancy Agreement In Place: **NO**



Payment history: N/A

Current term of tenancy: VACANT



Fully compliant tenancy: NO

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.







www.letproperty.co.uk

Halifax Road Hipperholme, Halifax, HX3

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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.

