

LET PROPERTY PACK

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...



Halifax Road
Hipperholme, Halifax, HX3

208465520



Property Key Features

2 Bedrooms

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

£ 160,000.00

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

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.



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	4.26%

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 **0.70%**

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

+ Add to report

Broad Oaks, Hipperholme, Halifax, HX3 8DD

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 Sep 2022 to 29 Sep 2022 by Hunters, Elland Covering Halifax



£130,000

2 bedroom apartment for sale

+ Add to report

Halifax Road, Hipperholme, Halifax

CURRENTLY ADVERTISED

SOLD STC

Marketed from 8 Aug 2024 by SW Property, Hipperholme

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

+ Add to report



£600 pcm

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

+ 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: **NO**



Current term of tenancy: **VACANT**



Standard Tenancy Agreement In Place: **NO**



Payment history: **N/A**



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.



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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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