

LET PROPERTY PACK

INVESTMENT INFORMATION

Queensway, Halifax, HX1
4RN

219101583

 www.letproperty.co.uk





Property Description

Our latest listing is in Queensway, Halifax, HX1 4RN

Get instant cash flow of **£495** per calendar month with a **10.8%** Gross Yield for investors.

This property has a potential to rent for **£798** which would provide the investor a Gross Yield of **17.41%** 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...



Queensway, Halifax, HX1
4RN

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Property Key Features

2 Bedrooms

2 Bathrooms

Communal Private Parking

Easy Access to Local Amenities

Factor Fees: £166 pm

Ground Rent: £1 pm

Lease Length: 979 years

Current Rent: £495

Market Rent: £798

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £63,000.00 and borrowing of £47,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 63,000.00

25% Deposit	£15,750.00
SDLT Charge	£3,150
Legal Fees	£1,000.00
Total Investment	£19,900.00

Projected Investment Return



The monthly rent of this property is currently set at £495 per calendar month but the potential market rent is

£ 798



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£495	£798
Mortgage Payments on £47,250.00 @ 5%	£196.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£166.00	
Ground Rent	£1.00	
Letting Fees	£49.50	£79.80
Total Monthly Costs	£428.38	£458.68
Monthly Net Income	£66.63	£339.33
Annual Net Income	£799.50	£4,071.90
Net Return	4.02%	20.46%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,475.90**
Adjusted To

Net Return **12.44%**

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

Annual Net Income **£3,138.90**
Adjusted To

Net Return **15.77%**

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 £70,000.



£70,000

2 bedroom flat for sale

+ Add to report

Town Hall Street East, Halifax, West Yorkshire, HX1

CURRENTLY ADVERTISED

Marketed from 5 Apr 2023 by Bridgfords, Halifax

A stunning, large 2 bedroom duplex. | Town Centre Location | Sold with no onward chain. | Secure ...



£69,995

2 bedroom apartment for sale

+ Add to report

Town Hall Street East, Crossley House Town Hall Street East, HX1

NO LONGER ADVERTISED

Marketed from 25 Oct 2023 to 23 Jan 2025 (456 days) by Protheroe Property, Halifax

CASH BUYERS ONLY-Two Bedroom Refurbished Apartment | Located In Halifax Town Centre | Entrance Ha...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £823 based on the analysis carried out by our letting team at **Let Property Management**.



£823 pcm

2 bedroom flat

+ Add to report

Chester Court Chester Road, Halifax, West Yorkshire, HX3 6LW

NO LONGER ADVERTISED

Marketed from 4 Jul 2025 to 15 Jul 2025 (10 days) by Sanctuary Housing, Sanctuary Housing

Suitable for an independent people over 60 (or over 55 if in receipt of enhanced PIP) | Lifetim...



£800 pcm

2 bedroom apartment

+ Add to report

Regent Court, Albert Promenade, Halifax, HX3

NO LONGER ADVERTISED

Marketed from 2 Jul 2025 to 5 Jul 2025 (2 days) by Whitegates, Halifax

A well presented 2 double bedroom GROUND FLOOR APARTMENT in this popular location of Savile Park....

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