

LET PROPERTY PACK

INVESTMENT INFORMATION

Pellon Lane, Halifax, HX1
5QJ

212257491

 www.letproperty.co.uk





Property Description

Our latest listing is in Pellon Lane, Halifax, HX1 5QJ

Get instant cash flow of **£550** per calendar month with a **8.8%** Gross Yield for investors.

This property has a potential to rent for **£635** which would provide the investor a Gross Yield of **10.16%** 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...



Pellon Lane, Halifax, HX1
5QJ

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Property Key Features

1 Bedroom

1 Bathroom

Good Condition

Private Driveway Parking

Factor Fees: £120 pm

Ground Rent: £25 pm

Lease Length: 243 years

Current Rent: £550

Market Rent: £635

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £86,000.00 and borrowing of £64,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 86,000.00

25% Deposit £21,500.00

SDLT Charge £4,300

Legal Fees £1,000.00

Total Investment £26,800.00

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 635



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



Returns Based on Rental Income	£550	£635
Mortgage Payments on £64,500.00 @ 5%	£268.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£120.00	
Ground Rent	£25.00	
Letting Fees	£55.00	£63.50
Total Monthly Costs	£483.75	£492.25
Monthly Net Income	£66.25	£142.75
Annual Net Income	£795.00	£1,713.00
Net Return	2.97%	6.39%

Return **Stress Test** Analysis Report



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

Annual Net Income **£443.00**
Adjusted To

Net Return **1.65%**

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

Annual Net Income **£723.00**
Adjusted To

Net Return **2.70%**

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 £95,000.



£95,000

1 bedroom apartment for sale

+ Add to report

16 Whitaker House Apartments, Charlotte Close, Halifax, West Yorkshire, HX1 2NX

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Apr 2024 to 10 Oct 2024 (181 days) by Redwoods Estate Agency, Halifax

Offered for sale is this well presented one bedroom apartment situated in this popular developmen...



£94,950

1 bedroom apartment for sale

+ Add to report

The Gate, 81a Halifax Road

CURRENTLY ADVERTISED

Marketed from 19 Dec 2024 by Martin & Co, Huddersfield

One Bedroomed Ground Floor Apartment | No Vendor Chain & Vacant Possession | Easy To Manage Accom...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our letting team at **Let Property Management**.



£675 pcm

1 bedroom flat

+ Add to report

Chrisharben Court, Green End, Clayton, Bradford, BD14

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Sep 2024 to 31 Oct 2024 (43 days) by Linley & Simpson, Bingley

1 Bedroom Apartment | Second Floor without lift | Communal Gardens | Village Location



£650 pcm

1 bedroom apartment

+ Add to report

Wheatley Court, HALIFAX

CURRENTLY ADVERTISED

Marketed from 16 Jul 2025 by William H. Brown Lettings, Halifax

COUNCIL TAX BAND - A | DEPOSIT - £650 | EPC - C | MIXENDEN | ONE BEDROOM | FULLY FURNISHED | CAR ...

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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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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