LET PROPERTY PACK

INVESTMENT INFORMATION

Pellon Lane, Halifax, HX1
5QJ

225064403

www.letproperty.co.uk

Property Description

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

Get instant cash flow of **£625** per calendar month with a **15.0%** Gross Yield for investors.

This property has a potential to rent for **£668** which would provide the investor a Gross Yield of **16.0%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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

Spacious Living Space

Fully equipped modern Kitchen

Factor Fees: £155.00 pm

Ground Rent: £24.00 pm

Lease Length: 241 years

Current Rent: £625.00

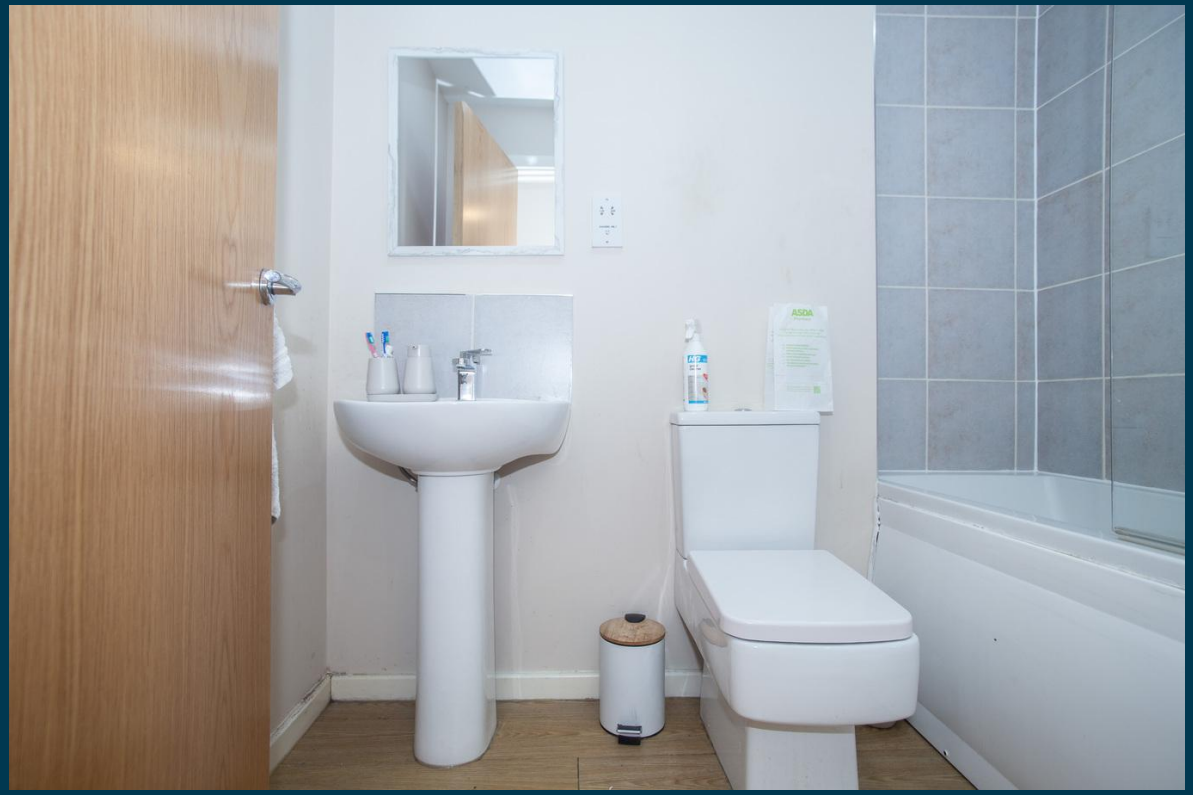
Market Rent: £668.00

Lounge

Kitchen

Bedrooms

Bathroom



Exterior

Initial Outlay

ASSUMED PURCHASE PRICE

£ 50,000

SDLT Charge	**£2,500**
Legal Fees	**£1,000**
Total Investment	**£53,500**

Outlay figures based on assumed cash purchase of 50,000.

Projected Investment Return

The monthly rent of this property is currently set at £625 per calendar month but the potential market rent is

£ 668

Returns Based on Rental Income	£625.00	£668.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£155.00	
Ground Rent	£24.00	
Letting Fees	£62.50	£66.80
Total Monthly Costs	£256.50	£260.80
Monthly Net Income	£368.50	£407.20
Annual Net Income	£4,422.00	£4,886.40
Net Return	8.27%	9.13%

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

Return Stress Test Analysis Report

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

Annual Net Income Adjusted To	**£3,550**
Net Return	**6.64%**

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 £100,000.

1 bedroom flat for sale

Pellon Lane, Halifax

CURRENTLY ADVERTISED

Marketed from 11 Mar 2025 by TKI Residential, Leeds

£100,000

1 bedroom apartment for sale

Pellon Lane, Halifax, West Yorkshire, HX1

CURRENTLY ADVERTISED

Marketed from 27 Oct 2025 by Ryder & Dutton, Halifax

£70,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.

1 bedroom apartment

Cow Green, HALIFAX

CURRENTLY ADVERTISED | LET AGREED

Marketed from 19 Jun 2026 by William H. Brown Lettings, Halifax

£950 pcm

1 bedroom apartment

+ Ad

Cow Green, HALIFAX

NO LONGER ADVERTISED | LET AGREED

Marketed from 20 Apr 2026 to 10 Jun 2026 (51 days) by William H. Brown Lettings, Halifax

£935 pcm

Current Tenant Profile

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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PROPERTY ID: 225064403

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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