

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Martins Mill, Pellon Lane,  
Halifax, HX1

225064403

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Martins Mill, Pellon Lane, Halifax, HX1

Get instant cash flow of **£600** per calendar month with a **13.6%** Gross Yield for investors.

This property has a potential to rent for **£668** which would provide the investor a Gross Yield of **15.1%** 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...



Martins Mill, Pellon Lane,  
Halifax, HX1

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## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Spacious Rooms**

**Fully equipped modern Kitchen**

**Factor Fees: £155.00 pm**

**Ground Rent: £24.00 pm**

**Lease Length: 241 years**

**Current Rent: £600**

**Market Rent: £668**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





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

## ASSUMED PURCHASE PRICE

£ 53,000.00

SDLT Charge	£2,650
Legal Fees	£1,000
Total Investment	£56,650

# Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 668



Returns Based on Rental Income	£600	£668
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£155.00	
Ground Rent	£24.00	
Letting Fees	£60.00	£66.80
<b>Total Monthly Costs</b>	<b>£254.00</b>	<b>£260.80</b>
<b>Monthly Net Income</b>	<b>£346.00</b>	<b>£407.20</b>
<b>Annual Net Income</b>	<b>£4,152.00</b>	<b>£4,886.40</b>
<b>Net Return</b>	<b>7.33%</b>	<b>8.63%</b>

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      **£3,550**  
Adjusted To

Net Return                      **6.27%**



# 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**.



£950 pcm

## 1 bedroom apartment

Cow Green, HALIFAX

CURRENTLY ADVERTISED

LET AGREED

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



£935 pcm

## 1 bedroom apartment

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



# 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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