

LET PROPERTY PACK

INVESTMENT INFORMATION

Bethel Street, Halifax, HX

225087308

 www.letproperty.co.uk





Property Description

Our latest listing is in Bethel Street, Halifax, HX

This property has a potential to rent for **£731** which would provide the investor a Gross Yield of **9.0%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...



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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Living Spaces

Easy Access to Local Amenities

Factor Fees: £1.00 PM

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £731

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £98,000.00 and borrowing of £73,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 98,000.00

25% Deposit	£24,500.00
SDLT Charge	£4,900
Legal Fees	£1,000.00
Total Investment	£30,400.00

Projected Investment Return



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



Returns Based on Rental Income	£731
Mortgage Payments on £73,500.00 @ 5%	£306.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£1.00
Ground Rent	Freehold
Letting Fees	£73.10
Total Monthly Costs	£395.35
Monthly Net Income	£335.65
Annual Net Income	£4,027.80
Net Return	13.25%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,565.80**
Adjusted To

Net Return **8.44%**

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

Annual Net Income **£2,557.80**
Adjusted To

Net Return **8.41%**

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 £110,000.



£110,000

2 bedroom terraced house for sale

Clevedon Place, Halifax

NO LONGER ADVERTISED

Marketed from 4 Oct 2025 to 28 Nov 2025 (55 days) by Property @ Kemp and Co, Halifax

+ Add to report



£100,000

2 bedroom end of terrace house for sale

Amy Street, Halifax, HX3 5QB

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Sep 2022 to 17 Jan 2023 (133 days) by eXp UK, Yorkshire and The Humber

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



£825 pcm

2 bedroom terraced house

97 Ovenden Green, Halifax

NO LONGER ADVERTISED

Marketed from 5 Sep 2025 to 13 Sep 2025 (7 days) by EweMove, Covering Yorkshire

+ Add to report



£725 pcm

2 bedroom end of terrace house

Ashfield Close, Ovenden, Halifax, West Yorkshire, HX3

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Oct 2024 to 26 Nov 2024 (54 days) by Ryder & Dutton, Halifax

+ Add to report



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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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