LET PROPERTY PACK

INVESTMENT INFORMATION

West Parade Flats, Halifax,
HX1

230091730

www.letproperty.co.uk





Property Description

Our latest listing is in West Parade Flats, Halifax, HX1

Get instant cash flow of **£550** per calendar month with a **14.7%** Gross Yield for investors.

This property has a potential to rent for **£670** which would provide the investor a Gross Yield of **17.9%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...



West Parade Flats, Halifax, HX1

230091730

Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: £78.80 PM

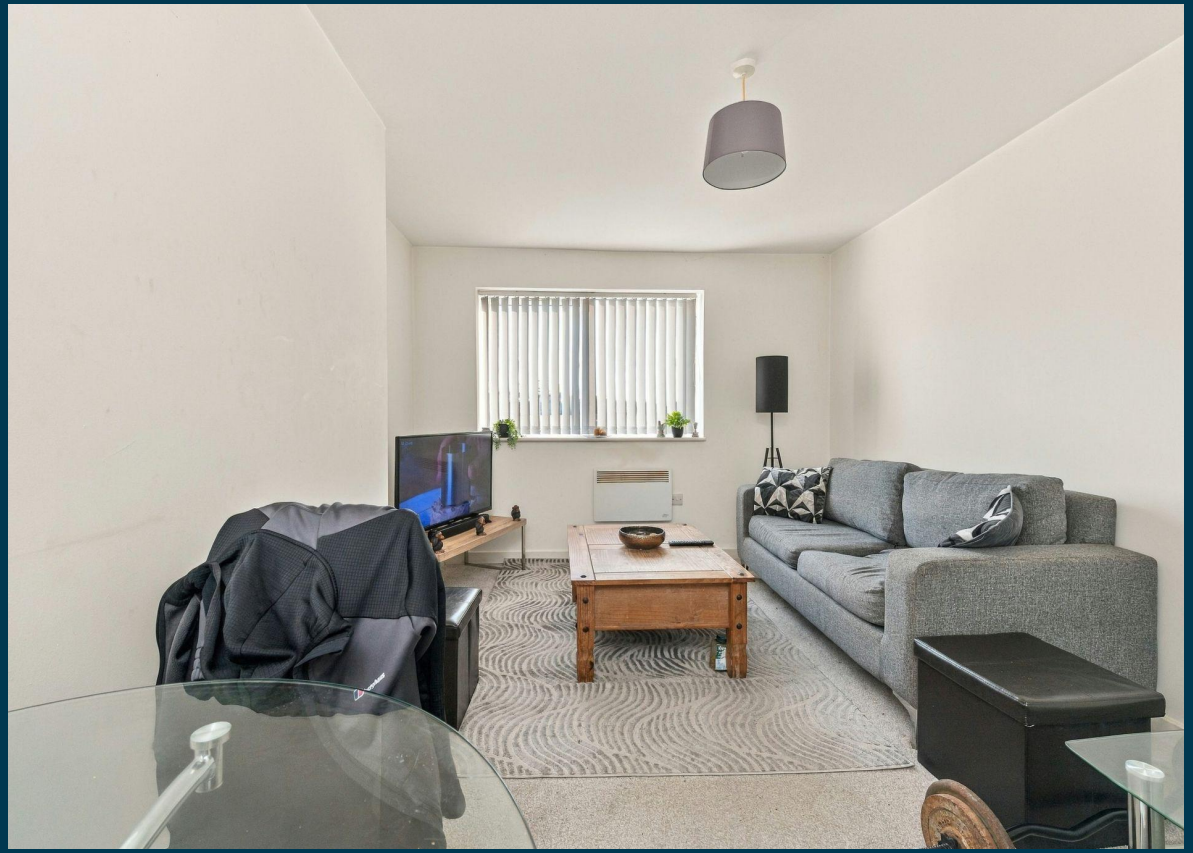
Ground Rent: £12.50 PM

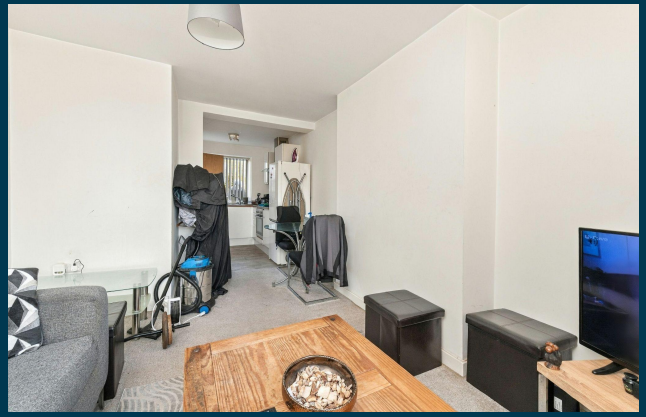
Lease Length: 244 Years

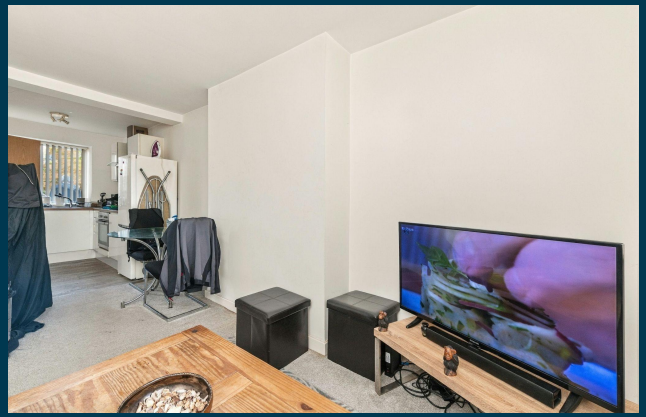
Current Rent: £550

Market Rent: £670

Lounge







Kitchen

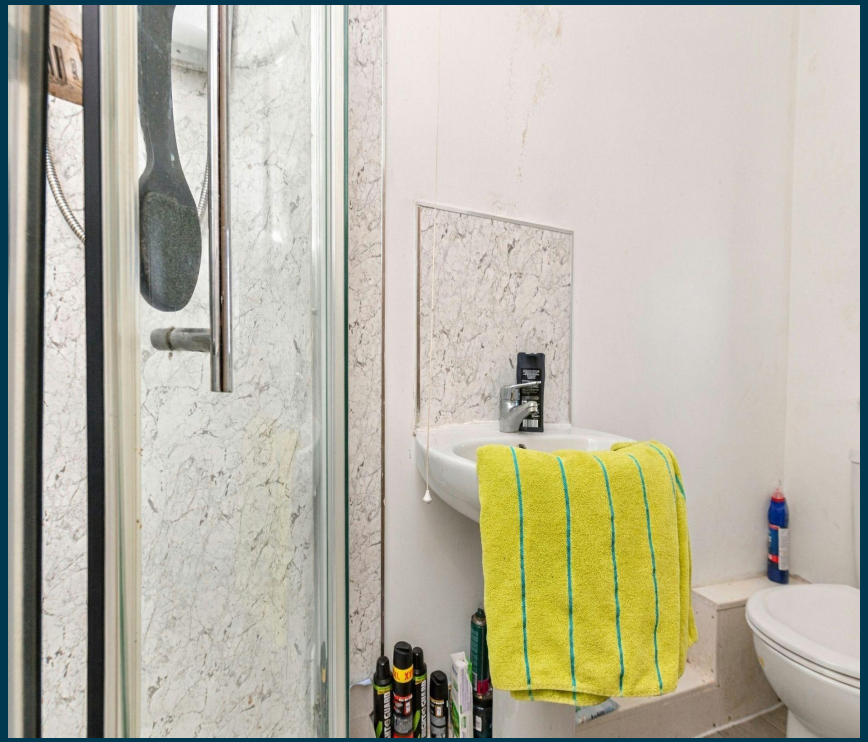




Bedrooms



Bathroom

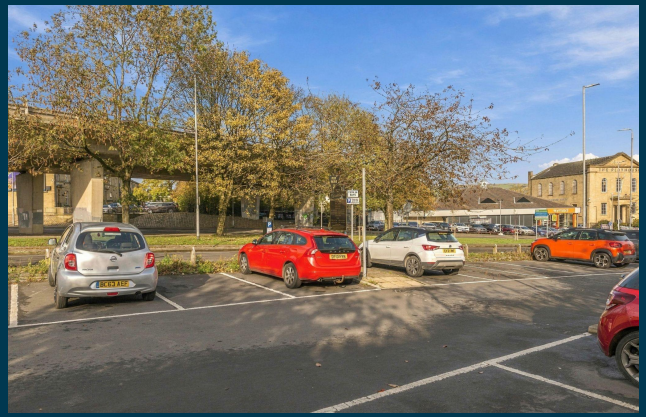




Exterior







Initial Outlay



ASSUMED PURCHASE PRICE

£ 45,000

SDLT Charge	**£2,250**
Legal Fees	**£1,000**
Total Investment	**£48,250**

Outlay figures based on assumed cash purchase of 45,000.

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is £670

Returns Based on Rental Income	£550	£670
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£78.80	
Ground Rent	£12.50	
Letting Fees	£55.00	£67.00
Total Monthly Costs	£161.30	£173.30
Monthly Net Income	£388.70	£496.70
Annual Net Income	£4,664.40	£5,960.40
Net Return	9.67%	12.35%

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	**£4,620**
Net Return	**9.58%**

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.



1 bedroom apartment for sale

+ Add to report

Park Road, Halifax, West Yorkshire, HX1

NO LONGER ADVERTISED

Marketed from 16 Jun 2026 to 6 Oct 2026 (112 days) by Reeds Rains, Halifax

£70,000



1 bedroom apartment for sale

+ Add to report

Park Road, Halifax, West Yorkshire, HX1

NO LONGER ADVERTISED SOLD STC

Marketed from 2 Oct 2025 to 29 Sep 2026 (362 days) by Reeds Rains, Halifax

£60,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



1 bedroom flat

+ Add to report

Greenwood Mill, Alfred Street East, Halifax, West Yorkshire, HX1

NO LONGER ADVERTISED

Marketed from 8 Oct 2026 to 28 Oct 2026 (20 days) by Linley & Simpson, Holmfirth

£700 pcm



1 bedroom flat

+ Add to report

Greenwood Mill, Alfred Street East, Halifax, Calderdale, HX1

NO LONGER ADVERTISED LET AGREED

Marketed from 3 Aug 2026 to 8 Aug 2026 (4 days) by Linley & Simpson, Holmfirth

£675 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: **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.



West Parade Flats, Halifax, HX1

PROPERTY ID: 230091730

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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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