

LET PROPERTY PACK

INVESTMENT INFORMATION

Turner Avenue North,
Halifax, HX2

225978268

 www.letproperty.co.uk





Property Description

Our latest listing is in Turner Avenue North, Halifax, HX2

This property has a potential to rent for **£767** which would provide the investor a Gross Yield of **7.3%** 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...



Turner Avenue North,
Halifax, HX2

225978268



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: 0

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £767

Lounge



Kitchen



Bedrooms



Exterior





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

ASSUMED PURCHASE PRICE

£ 126,000

SDLT Charge **£6,320**

Legal Fees **£1,000**

Total Investment **£133,320**

Projected Investment Return



The potential market rent is

£ 767

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



Returns Based on Rental Income	£767
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£76.70
Total Monthly Costs	£91.70
Monthly Net Income	£675.30
Annual Net Income	£8,103.60
Net Return	6.08%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,570**
Adjusted To

Net Return **4.93%**



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 £160,000.



£160,000

3 bedroom terraced house for sale

+ Add to report

Keighley Road, HALIFAX

CURRENTLY ADVERTISED

Marketed from 22 Apr 2026 by William H. Brown, Halifax



£150,000

3 bedroom semi-detached house for sale

+ Add to report

Furness Drive, Halifax



CURRENTLY ADVERTISED

Marketed from 15 Apr 2026 by William H. Brown, Halifax

Rent Comparables Report








This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.

	3 bedroom house	+ Add to report
	Clough Lane, Halifax	
	CURRENTLY ADVERTISED LET AGREED	
	Marketed from 1 May 2026 by Bridgfords Lettings, Halifax	
£900 pcm		
	3 bedroom end of terrace house	+ Add to report
	Prospect Place, Halifax, West Yorkshire, HX2	
	CURRENTLY ADVERTISED	
	Marketed from 3 Mar 2026 by Alan Slater Property Services, Bradford	
£850 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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order

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.



Turner Avenue North, Halifax, HX2

PROPERTY ID: 12345678



www.letproperty.co.uk

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.



LETPROPERTY