LET PROPERTY PACK

INVESTMENT INFORMATION

Vale Bower, Hebden Bridge, HX7

228692998

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Property Description

Our latest listing is in Vale Bower, Hebden Bridge, HX7

Get instant cash flow of **£700.00** per calendar month with a **8.8%** Gross Yield for investors.

This property has a potential to rent for **£900.00** which would provide the investor a Gross Yield of **11.4%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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

Vale Bower, Hebden Bridge, HX7

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Property Key Features

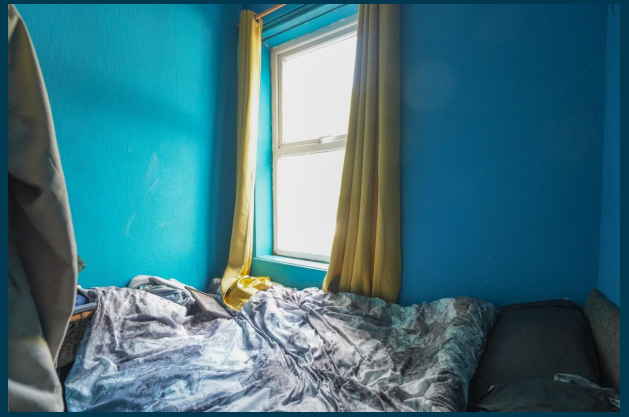
- 2 Bedrooms
- 1 Bathroom
- Well maintained
- Ideally situated for local amenities

- Factor Fees: £0.00 PM
- Ground Rent: FREEHOLD
- Lease Length: FREEHOLD
- Current Rent: £700.00 PM
- Market Rent: £900.00 PM

Lounge

Kitchen

Bedrooms



Bathroom

Exterior

Initial Outlay

ASSUMED PURCHASE PRICE

£ 95,000.00

25% Deposit	**£23,750.00**
SDLT Charge	**£4,750**
Legal Fees	**£1,000.00**
Total Investment	**£29,500.00**

Figures based on assumed purchase price of £95,000 and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

Projected Investment Return

The monthly rent of this property is currently set at £700.00 per calendar month but the potential market rent is £ 900.00

Returns Based on Rental Income	£700.00	£900.00
Mortgage Payments on £71,250.00 @ 5%	£296.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£70.00	£90.00
Total Monthly Costs	£381.88	£401.88
Monthly Net Income	£318.13	£498.13
Annual Net Income	£3,817.50	£5,977.50
Net Return	12.94%	20.26%

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	**£4,177.50**
Net Return	**14.16%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income Adjusted To	**£4,552.50**
Net Return	**15.43%**

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 £120,000.

2 bedroom terraced house for sale

+ Add to repo

East View, Mytholmroyd, Hebden Bridge, West Yorkshire, HX7

NO LONGER ADVERTISED

Marketed from 22 Jan 2025 to 10 Feb 2025 (18 days) by Reeds Rains, Hebden Bridge

£120,000

2 bedroom end of terrace house for sale

+ Add to repor

East View, Mytholmroyd, Hebden Bridge, West Yorkshire, HX7

NO LONGER ADVERTISED

Marketed from 18 Jun 2025 to 15 Jul 2025 (26 days) by Reeds Rains, Hebden Bridge

£110,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.

2 bedroom cottage

+ Add to repor

Nest Lane, Hebden Bridge

NO LONGER ADVERTISED

Marketed from 3 Sep 2026 to 14 Sep 2026 (11 days) by Bramleys, Huddersfield

£1,150 pcm

2 bedroom character property

+ Add to repo

Nest Lane, Mytholmroyd, Hebden Bridge

NO LONGER ADVERTISED

Marketed from 2 Dec 2024 to 13 Feb 2025 (72 days) by Peter David Properties, Halifax

£1,050 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: **13 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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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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