

LET PROPERTY PACK

INVESTMENT INFORMATION

Stainland Road, Halifax,
HX4

212003935

 www.letproperty.co.uk





Property Description

Our latest listing is in Stainland Road, Halifax, HX4

Get instant cash flow of **£2,980** per calendar month with a **8.5%** Gross Yield for investors.

This property has a potential to rent for **£3,855** which would provide the investor a Gross Yield of **11.0%** 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...



Stainland Road, Halifax,
HX4

212003935



Property Key Features

**Portfolio of 1 Terraced House
and 2 Commercial Units**

4 bathrooms

Spacious Rooms

Easy access to local amenities

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £2,980

Market Rent: £3,855

Lounge



Kitchen



Bedrooms



Bathrooms



Exterior





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

ASSUMED PURCHASE PRICE

£ 420,000

SDLT Charge

£32,000

Legal Fees

£1,000

Total Investment

£453,000

Projected Investment Return



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

The monthly rent of this property is currently set at £2,980 per calendar month but the potential market rent is

£ 3,855

Returns Based on Rental Income	£2,980	£3,855
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£298.00	£385.50
Total Monthly Costs	£313.00	£400.50
Monthly Net Income	£2,667.00	£3,454.50
Annual Net Income	£32,004.00	£41,454.00
Net Return	7.06%	9.15%



Return **Stress Test** Analysis Report



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



Annual Net Income
Adjusted To **£33,744**

Net Return **7.45%**

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 £450,000.



£475,000

5 bedroom detached house for sale

+ Add to report

92 Green Lane, Greetland HX4 8BL

NO LONGER ADVERTISED

Marketed from 13 Jul 2023 to 29 Oct 2024 (473 days) by Marsh and Marsh, Halifax

**ATTENTION TO ALL YOUNG/GROWING FAMILIES & ANYONE NEEDING TO HAVE YOUR OLDER



£450,000

5 bedroom detached house for sale

+ Add to report

Bankfield Grange, Greetland, Halifax

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Mar 2024 to 21 Feb 2025 (350 days) by Bramleys, Elland

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £4,000 based on the analysis carried out by our letting team at **Let Property Management**.



£4,000 pcm

5 bedroom detached house

+ Add to report

Hebble Brooke, The Carriage Drive, Hoult's Lane, Greetland

NO LONGER ADVERTISED

Marketed from 21 Jan 2026 to 21 Jan 2026 by Yorkshire's Finest, Covering Yorkshire

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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Stainland Road, Halifax, HX4

PROPERTY ID: 212003935

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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