

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Kingston Street, Halifax  
HX1 3XZ

225442071

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Kingston Street, Halifax HX1 3XZ

Get instant cash flow of **£460** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£649** which would provide the investor a Gross Yield of **10.4%** 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...**



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## Property Key Features

2 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £1

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £460

Market Rent: £649

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £75,000.00 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 75,000.00

25% Deposit	£18,750.00
SDLT Charge	£3,750
Legal Fees	£1,000.00
Total Investment	£23,500.00

# Projected Investment Return



The monthly rent of this property is currently set at £460.00 per calendar month but the potential market rent is

£ 649

Returns Based on Rental Income	£460.00	£649.00
Mortgage Payments on £56,250.00 @ 5%	<b>£234.38</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£1.00</b>	
Ground Rent	<b>Freehold</b>	
Letting Fees	<b>£46.00</b>	<b>£64.90</b>
<b>Total Monthly Costs</b>	<b>£296.38</b>	<b>£315.28</b>
<b>Monthly Net Income</b>	<b>£163.63</b>	<b>£333.73</b>
<b>Annual Net Income</b>	<b>£1,963.50</b>	<b>£4,004.70</b>
<b>Net Return</b>	<b>8.36%</b>	<b>17.04%</b>

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      **£2,706.70**  
Adjusted To

Net Return                      **11.52%**

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

Annual Net Income      **£2,879.70**  
Adjusted To

Net Return                      **12.25%**

# 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 £80,000.



£80,000

## 2 bedroom terraced house for sale

+ Add to report

Plum Street, Halifax

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Dec 2023 to 27 May 2024 (171 days) by William H. Brown, Halifax



£80,000

## 2 bedroom terraced house for sale

+ Add to report

Westholme Road, Halifax, HX1

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Apr 2024 to 17 Sep 2024 (153 days) by Yopa, East Midlands & Yorkshire

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

## 2 bedroom house

+ Add to report

Plum Street, HALIFAX

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Apr 2025 to 23 Jun 2025 (61 days) by William H. Brown Lettings, Halifax



£625 pcm

## 2 bedroom terraced house

+ Add to report

Hornby Street, Halifax, HX1

NO LONGER ADVERTISED

Marketed from 5 Nov 2025 to 25 Nov 2025 (19 days) by Whitegates, Halifax

# 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**



Current term of tenancy: **4+ years**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

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.



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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.



**LETPROPERTY**