

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Pellon Lane, Halifax, HX1

225049887

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





## Property Description

Our latest listing is in Pellon Lane, Halifax, HX1

Get instant cash flow of **£525** per calendar month with a **12.6%** Gross Yield for investors.

This property has a potential to rent for **£606** which would provide the investor a Gross Yield of **14.5%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

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



Pellon Lane, Halifax, HX1

225049887



## Property Key Features

**1 bedroom**

**1 bathroom**

**Spacious Lounge**

**Easy Access to Local Amenities**

**Factor Fees: £140 pm**

**Ground Rent: £21.00 pm**

**Lease Length: 241 years**

**Current Rent: £525**

**Market Rent: £606**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





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

## ASSUMED PURCHASE PRICE

£ 50,000

SDLT Charge	£2,500
Legal Fees	£1,000
Total Investment	£53,500

# 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 £525 per calendar month but the potential market rent is

£ 606

Returns Based on Rental Income	£525	£606
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£140.00	
Ground Rent	£21.00	
Letting Fees	£52.50	£60.60
<b>Total Monthly Costs</b>	<b>£228.50</b>	<b>£236.60</b>
<b>Monthly Net Income</b>	<b>£296.50</b>	<b>£369.40</b>
<b>Annual Net Income</b>	<b>£3,558.00</b>	<b>£4,432.80</b>
<b>Net Return</b>	<b>6.65%</b>	<b>8.29%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,221**  
Adjusted To

Net Return                      **6.02%**

# 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 £75,000.



£75,000

## 1 bedroom apartment for sale

+ Add to

Pellon Lane, Halifax, West Yorkshire, HX1

CURRENTLY ADVERTISED

Marketed from 27 Oct 2025 by Ryder & Dutton, Halifax



£60,000

## 1 bedroom apartment for sale

+ Add to

Martins Mill, Halifax, HX1

NO LONGER ADVERTISED

Marketed from 7 Aug 2020 to 1 Jun 2023 (1028 days) by Whitegates, Halifax

# 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

## 1 bedroom apartment

+ Add to report

Pellon Lane, Halifax, West Yorkshire, HX1

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Jul 2024 to 30 Aug 2024 (41 days) by Reeds Rains, Halifax



£600 pcm

## 1 bedroom apartment

+ Add to report

Pellon Lane, HALIFAX

NO LONGER ADVERTISED

Marketed from 27 Aug 2025 to 8 Sep 2025 (12 days) by William H. Brown Lettings, 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: **2 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.



Pellon Lane, Halifax, HX1

PROPERTY ID: 225049887

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**