

LET PROPERTY PACK

INVESTMENT INFORMATION

Pellon Lane, Halifax, HX1
5QJ

225066188

 www.letproperty.co.uk





Property Description

Our latest listing is in Pellon Lane, Halifax, HX1 5QJ

Get instant cash flow of **£507** per calendar month with a **12.7%** Gross Yield for investors.

This property has a potential to rent for **£614** which would provide the investor a Gross Yield of **15.4%** 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...



Pellon Lane, Halifax, HX1
5QJ

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Property Key Features

1 bedroom

1 bathroom

Open Plan Lounge and Kitchen

Well Equipped Kitchen

Factor Fees: £16.37 PM

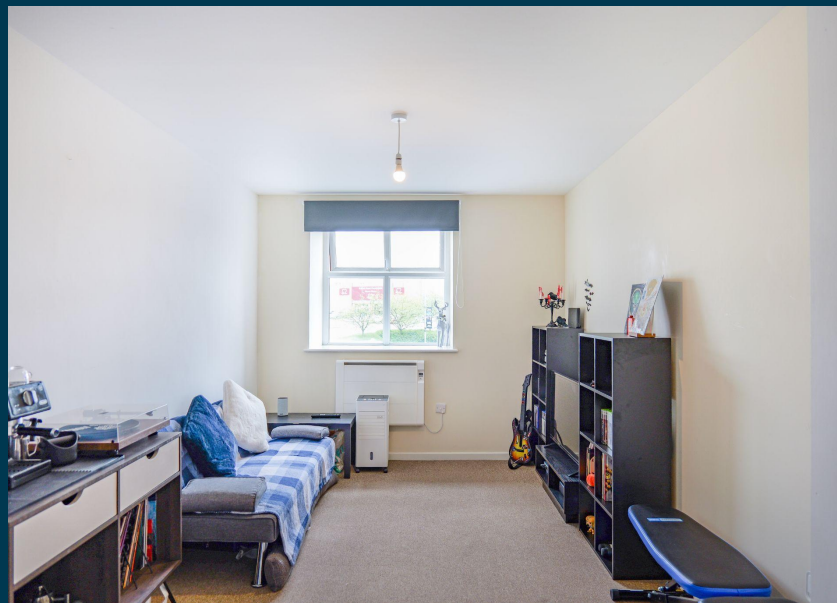
Ground Rent: £21 PM

Lease Length: 241 years

Current Rent: £507

Market Rent: £614

Lounge



Kitchen



Bedrooms



Exterior





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

ASSUMED PURCHASE PRICE

£ 48,000

SDLT Charge	£2,400
Legal Fees	£1,000
Total Investment	£51,400

Projected Investment Return



The monthly rent of this property is currently set at £507.00 per calendar month but the potential market rent is

£ 614

Returns Based on Rental Income	£507.00	£614.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£16.37	
Ground Rent	£21.00	
Letting Fees	£50.70	£61.40
Total Monthly Costs	£103.07	£113.77
Monthly Net Income	£403.93	£500.23
Annual Net Income	£4,847.16	£6,002.76
Net Return	9.43%	11.68%

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 **£4,775**
Adjusted To

Net Return **9.29%**

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 £50,000.



£50,000

1 bedroom apartment for sale

+ Add to report

Martins Mill, Pellon Lane, Halifax, West Yorkshire, HX1

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Sep 2023 to 25 Nov 2024 (437 days) by Reeds Rains, Halifax



£45,000

1 bedroom flat for sale

+ Add to report

Martins Mill, Pellon Lane, Halifax, HX1

CURRENTLY ADVERTISED

Marketed from 17 Apr 2026 by Let Property Sales & Management, Glasgow

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.



£600 pcm

1 bedroom apartment

+ Add to report

Martins Mill, Off Pellon Lane, Halifax, HX1

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Mar 2026 to 14 Mar 2026 (8 days) by Whitegates, Halifax



£600 pcm

1 bedroom apartment

+ Add to report

Pellon Lane, Halifax, West Yorkshire, HX1

NO LONGER ADVERTISED

Marketed from 26 Mar 2020 to 10 Feb 2025 (1781 days) by Leef Property Management Ltd, Warrington

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.



www.letproperty.co.uk

Pellon Lane, Halifax, HX1 5QJ

PROPERTY ID: 12345678

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