

LET PROPERTY PACK

INVESTMENT INFORMATION

Woodbrook Avenue,
Halifax, HX2

224686809

 www.letproperty.co.uk





Property Description

Our latest listing is in Woodbrook Avenue, Halifax, HX2

Get instant cash flow of **£500** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£888** which would provide the investor a Gross Yield of **10.1%** 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...



Woodbrook Avenue,
Halifax, HX2

224686809



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £500

Market Rent: £888

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

ASSUMED PURCHASE PRICE

£ 105,000.00

SDLT Charge	£5,250
Legal Fees	£1,000
Total Investment	£111,250

Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 888

Returns Based on Rental Income	£500	£888
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£50.00	£88.80
Total Monthly Costs	£65.00	£103.80
Monthly Net Income	£435.00	£784.20
Annual Net Income	£5,220.00	£9,410.40
Net Return	4.69%	8.46%

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 **£7,634**
Adjusted To

Net Return **6.86%**



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 £160,000.



£160,000

3 bedroom house for sale

Woodbrook Avenue, Halifax, West Yorkshire, HX2

NO LONGER ADVERTISED

Marketed from 8 Feb 2023 to 17 Feb 2023 (9 days) by Bridgfords, Halifax



£125,000

3 bedroom semi-detached house for sale

5 Sunnybank Road, Mixenden, Halifax, HX2 8RX

CURRENTLY ADVERTISED

SOLD STC

Marketed from 23 Dec 2025 by Redwoods Estate Agency, Halifax

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

3 bedroom semi-detached house



Pippin Court, Halifax

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Feb 2026 to 2 Apr 2026 (48 days) by Bronte Estate Agents, Queensbury



£1,100 pcm

3 bedroom semi-detached house

Occupation Lane, HALIFAX

CURRENTLY ADVERTISED

LET AGREED

Marketed from 17 Mar 2026 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**

 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

Woodbrook Avenue, Halifax, HX2

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.



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