

LET PROPERTY PACK

INVESTMENT INFORMATION

Moorside Gardens, Halifax,
HX3

226782868

 www.letproperty.co.uk





Property Description

Our latest listing is in Moorside Gardens, Halifax, HX3

Get instant cash flow of **£650** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£910** which would provide the investor a Gross Yield of **9.1%** 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...



Moorside Gardens,
Halifax, HX3

226782868



Property Key Features

4 Bedrooms

2 Bathrooms

Spacious Rooms

**Close proximity to valuable
amenities**

Factor Fees: 0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650

Market Rent: £910

Lounge



Kitchen



Bedrooms



Exterior



Initial Outlay



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

ASSUMED PURCHASE PRICE

£ 120,000

SDLT Charge £6,000

Legal Fees £1,000

Total Investment £127,000

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 910

Returns Based on Rental Income	£650	£910
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£65.00	£91.00
Total Monthly Costs	£80.00	£106.00
Monthly Net Income	£570.00	£804.00
Annual Net Income	£6,840.00	£9,648.00
Net Return	5.39%	7.60%

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 **£7,828**
Adjusted To

Net Return **6.16%**

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 £285,000.



£285,000

4 bedroom detached house for sale

+ Add to report

30A Oakdale Close, Halifax, West Yorkshire, HX3 5RP

CURRENTLY ADVERTISED

SOLD STC

Marketed from 18 Oct 2025 by Redwoods Estate Agency, Halifax



£195,000

4 bedroom semi-detached house for sale

+ Add to report

Cousin Lane, Halifax, West Yorkshire, HX2

CURRENTLY ADVERTISED

SOLD STC

Marketed from 13 Mar 2026 by Reeds Rains, Halifax

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,700 based on the analysis carried out by our letting team at **Let Property Management**.



£1,700 pcm

4 bedroom detached house

Rothwell Road, Halifax

CURRENTLY ADVERTISED

Marketed from 6 Jul 2026 by Property @ Kemp and Co, Halifax

+ Add to report



£1,650 pcm

4 bedroom detached house

Laurel Bank Close, Holmfild, HX2

NO LONGER ADVERTISED

Marketed from 20 Jan 2026 to 12 May 2026 (111 days) by Protheroe Property, Halifax

+ Add to report

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.



Moorside Gardens, Halifax, HX3

PROPERTY ID: 12345678



www.letproperty.co.uk

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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