

LET PROPERTY PACK

INVESTMENT INFORMATION

Pellon Lane, Halifax, HX1

225064412

 www.letproperty.co.uk





Property Description

Our latest listing is in Pellon Lane, Halifax, HX1

Get instant cash flow of **£590** per calendar month with a **15.1%** Gross Yield for investors.

This property has a potential to rent for **£593** which would provide the investor a Gross Yield of **15.1%** 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

225064412



Property Key Features

1 bedroom

1 bathroom

Spacious Room

Easy Access to Local Amenities

Factor Fees: £140 pm

Ground Rent: £21 pm

Lease Length: 241 years

Current Rent: £590

Market Rent: £593

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £47,000.

ASSUMED PURCHASE PRICE

£ 47,000

| | |
|------------------|---------|
| SDLT Charge | £2,350 |
| Legal Fees | £1,000 |
| Total Investment | £50,350 |

Projected Investment Return



The monthly rent of this property is currently set at £590 per calendar month but the potential market rent is

£ 593

| Returns Based on Rental Income | £590 | £593 |
|---------------------------------|------------------|------------------|
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £140.00 | |
| Ground Rent | £21.00 | |
| Letting Fees | £59.00 | £59.30 |
| Total Monthly Costs | £235.00 | £235.30 |
| Monthly Net Income | £355.00 | £357.70 |
| Annual Net Income | £4,260.00 | £4,292.40 |
| Net Return | 8.46% | 8.53% |

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 **£3,106**
Adjusted To

Net Return **6.17%**



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 £85,000.



£85,000

1 bedroom apartment for sale

+ Add to report

Pellon Lane, Halifax, West Yorkshire, HX1

NO LONGER ADVERTISED

Marketed from 5 Feb 2024 to 5 Feb 2024 by GetGround, London



£75,000

1 bedroom apartment for sale

+ Add to report

Pellon Lane, Halifax, West Yorkshire, HX1

CURRENTLY ADVERTISED

Marketed from 27 Oct 2025 by Ryder & Dutton, 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 25 Nov 2024 to 17 Jan 2025 (52 days) by Reeds Rains, Halifax



£650 pcm

1 bedroom apartment

+ Add to report

Martins Mill, Pellon Lane, Halifax, HX1

NO LONGER ADVERTISED

Marketed from 22 May 2025 to 29 May 2025 (7 days) by North Property Group, Leeds


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

PROPERTY ID: 225064412

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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