

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Wheatley Court Halifax  
HX2

226317444

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





## Property Description

Our latest listing is in Wheatley Court Halifax HX2

Get instant cash flow of **£600** per calendar month with a **8.3%** Gross Yield for investors.

This property has a potential to rent for **£749** which would provide the investor a Gross Yield of **10.4%** if the rent was increased to market rate.

**Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.**

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



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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Well maintained**

**Ideally situated for local  
amenities**

**Factor Fees: £166.60 PM**

**Ground Rent: £25.00 PM**

**Lease Length: 244 Years**

**Current Rent: £600 PM**

**Market Rent: £749 PM**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £86,250.00 and borrowing of £64,687.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 86,250.00

25% Deposit	<b>£21,562.50</b>
SDLT Charge	<b>£4,313</b>
Legal Fees	<b>£1,000.00</b>
Total Investment	<b>£26,875.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 749



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£600	£749
Mortgage Payments on £64,687.50 @ 5%	£269.53	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£166.60	
Ground Rent	£25.00	
Letting Fees	£60.00	£74.90
<b>Total Monthly Costs</b>	<b>£536.13</b>	<b>£551.03</b>
<b>Monthly Net Income</b>	<b>£63.87</b>	<b>£197.97</b>
<b>Annual Net Income</b>	<b>£766.43</b>	<b>£2,375.63</b>
<b>Net Return</b>	<b>2.85%</b>	<b>8.84%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£877.63**  
Adjusted To

Net Return                      **3.27%**

**If Interest Rates increased by 2% (from 5% to %)**

Annual Net Income      **£1,381.88**  
Adjusted To

Net Return                      **5.14%**

# 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 £120,000.



£120,000

## 2 bedroom terraced house for sale

+ Add to repo

Rake Bank, Wheatley, Halifax

NO LONGER ADVERTISED **SOLD STC**

Marketed from 4 Jul 2025 to 29 Jan 2026 (208 days) by Dawson Estates, Elland



£77,000

## 2 bedroom flat for sale

+ Add to repor

HALIFAX, Wheatley Court, Mixenden, Halifax, HX2

**CURRENTLY ADVERTISED**

Marketed from 1 Apr 2026 by Aspen Woolf Ltd, Leeds

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

## 2 bedroom semi-detached house

+ Add to report

Heathmoor Close, Illingworth, Halifax, HX2

NO LONGER ADVERTISED

Marketed from 12 Sep 2025 to 15 Oct 2025 (33 days) by Aspire Properties, West Yorkshire



£795 pcm

## 2 bedroom cottage

+ Add to report

ROPER GREEN, HALIFAX

NO LONGER ADVERTISED

Marketed from 6 Sep 2025 to 15 Oct 2025 (39 days) by Leaders Lettings, covering 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.



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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**