LET PROPERTY PACK

INVESTMENT INFORMATION

Pellon Lane, Halifax, HX1

212257491

www.letproperty.co.uk

Property Description

Our latest listing is in Pellon Lane, Halifax, HX1

Get instant cash flow of **£575** per calendar month with a **15.0%** Gross Yield for investors.

This property has a potential to rent for **£635** which would provide the investor a Gross Yield of **16.6%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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

Pellon Lane, Halifax, HX1

212257491

Property Key Features

1 Bedroom

1 Bathroom

Good Condition

Private Driveway Parking

Factor Fees: £155.52 pm

Ground Rent: £24.73 pm

Lease Length: 241 years

Current Rent: £575.00

Market Rent: £635.00

Lounge

Kitchen

Bedrooms

Bathroom

Exterior

Initial Outlay

ASSUMED PURCHASE PRICE

£ 46,000

SDLT Charge	**£2,300**
Legal Fees	**£1,000**
Total Investment	**£49,300**

Outlay figures based on assumed cash purchase of 46,000.

Projected Investment Return

The monthly rent of this property is currently set at £575 per calendar month but the potential market rent is

£ 635

Returns Based on Rental Income	£575.00	£635.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£155.52	
Ground Rent	£24.73	
Letting Fees	£57.50	£63.50
Total Monthly Costs	£252.75	£258.75
Monthly Net Income	£322.25	£376.25
Annual Net Income	£3,867.00	£4,515.00
Net Return	7.84%	9.16%

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 Adjusted To	**£3,245**
Net Return	**6.58%**

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 £95,000.

£95,000

1 bedroom apartment for sale

+ Add to report

16 Whitaker House Apartments, Charlotte Close, Halifax, West Yorkshire, HX1 2NX

NO LONGER ADVERTISED | SOLD STC

Marketed from 11 Apr 2024 to 10 Oct 2024 (181 days) by Redwoods Estate Agency, Halifax

Offered for sale is this well presented one bedroom apartment situated in this popular developmen...

£94,950

1 bedroom apartment for sale

+ Add to report

The Gate, 81a Halifax Road

CURRENTLY ADVERTISED

Marketed from 19 Dec 2024 by Martin & Co, Huddersfield

One Bedroomed Ground Floor Apartment | No Vendor Chain & Vacant Possession | Easy To Manage Accom...

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our letting team at **Let Property Management**.

1 bedroom flat

+ Add to report

Chrisharben Court, Green End, Clayton, Bradford, BD14

NO LONGER ADVERTISED | LET AGREED

Marketed from 17 Sep 2024 to 31 Oct 2024 (43 days) by Linley & Simpson, Bingley

£675 pcm

1 Bedroom Apartment | Second Floor without lift | Communal Gardens | Village Location

1 bedroom apartment

+ Add to report

Wheatley Court, HALIFAX

CURRENTLY ADVERTISED

Marketed from 16 Jul 2025 by William H. Brown Lettings, Halifax

£650 pcm

COUNCIL TAX BAND - A | DEPOSIT - £650 | EPC - C | MIXENDEN | ONE BEDROOM | FULLY FURNISHED | CAR ...

Current Tenant Profile

As this property is currently tenanted, 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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PROPERTY ID: 212257491

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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