

LET PROPERTY PACK

INVESTMENT INFORMATION

Dean Street, Halifax, HX4

212003823

 www.letproperty.co.uk





Property Description

Our latest listing is in Dean Street, Halifax, HX4

Get instant cash flow of **£795** per calendar month with a **7.6%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **9.0%** 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...



Dean Street, Halifax, HX4

212003823



Property Key Features

4 bedrooms

1 bathroom

Private Back Garden

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £795

Market Rent: £950

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £126,000.00 and borrowing of £94,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 126,000.00

25% Deposit	£31,500.00
SDLT Charge	£6,320
Legal Fees	£1,000.00
Total Investment	£38,820.00

Projected Investment Return



The monthly rent of this property is currently set at £795 per calendar month but the potential market rent is

£ 950



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



Returns Based on Rental Income	£795	£950
Mortgage Payments on £94,500.00 @ 5%	£393.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£79.50	£95.00
Total Monthly Costs	£488.25	£503.75
Monthly Net Income	£306.75	£446.25
Annual Net Income	£3,681.00	£5,355.00
Net Return	9.48%	13.79%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,455.00**
Adjusted To

Net Return **8.90%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£3,465.00**
Adjusted To

Net Return **8.93%**

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 £129,000.



£130,000

4 bedroom terraced house for sale

+ Add to report

2 Dean Street, Greetland HX4 8DW

CURRENTLY ADVERTISED

Marketed from 20 Nov 2025 by Marsh and Marsh, Halifax

****ATTENTION ALL INVESTORS - DO NOT MISS OUT ON THIS OPPORTUNITY**** | A WELL -



£129,000

4 bedroom terraced house for sale

+ Add to report

Dean Street, Greetland, Halifax, HX4

NO LONGER ADVERTISED

Marketed from 20 Nov 2025 to 29 Apr 2026 (160 days) by Bettermove, Nationwide

Tenanted for Immediate Investment | 4 Bedrooms | Terraced House | No Forward Chain

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

4 bedroom terraced house

James Street, Elland, HX5

NO LONGER ADVERTISED

Marketed from 15 Jan 2025 to 10 Feb 2025 (25 days) by OpenRent, London

+ Add to report

No Agent Fee | Property Reference Number: 2353222



£995 pcm

4 bedroom terraced house

Gordon Street, Elland

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 May 2024 to 30 Jul 2024 (66 days) by Property (@ Kemp and Co, Halifax






+ Add to report

Popular & Convenient Location | Family Home | 4 Bedrooms | 2 Reception Rooms | Rear Garden | Deca

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.



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