

LET PROPERTY PACK

INVESTMENT INFORMATION

Boyne Street, Halifax HX1
5HL

224530280

 www.letproperty.co.uk





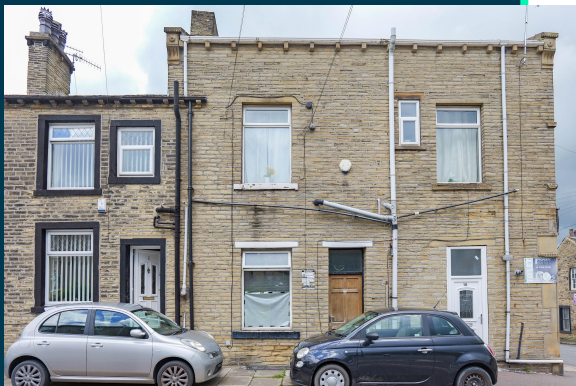
Property Description

Our latest listing is in Boyne Street, Halifax HX1 5HL

Get instant cash flow of **£3,612** per calendar month with a **19.4%** Gross Yield for investors.

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...



Boyne Street, Halifax HX1
5HL

224530280



Property Key Features

5 bedrooms

5 bathrooms

Spacious Rooms

Well Equipped Kitchen

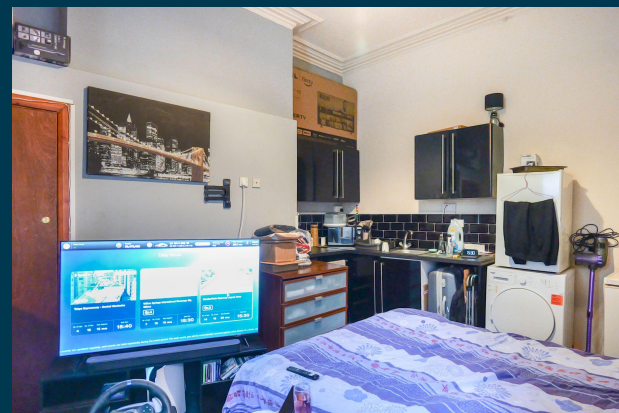
Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £3,612

Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £212,000.00 and borrowing of £159,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 212,000.00

25% Deposit	£53,000.00
SDLT Charge	£12,340
Legal Fees	£1,000.00
Total Investment	£66,340.00

Projected Investment Return



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



The monthly rent of this property is currently set at £3,612.00 per calendar month

£ 3,612

Returns Based on Rental Income	£3,612.00
Mortgage Payments on £159,000.00 @ 5%	£662.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£361.20
Total Monthly Costs	£1,038.70
Monthly Net Income	£2,573.30
Annual Net Income	£30,879.60
Net Return	46.55%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **£23,655.60**

Net Return **35.66%**

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

Annual Net Income Adjusted To **£27,699.60**

Net Return **41.75%**

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 £200,000.



£200,000

5 bedroom end of terrace house for sale

+ Add to report

Francis Street, Halifax, HX1

NO LONGER ADVERTISED

Marketed from 8 Jul 2024 to 13 Feb 2025 (220 days) by Purplebricks, covering Halifax



£190,000

5 bedroom end of terrace house for sale

+ Add to report

Francis Street, HALIFAX, West Yorkshire, HX1

NO LONGER ADVERTISED

Marketed from 28 Nov 2024 to 22 May 2025 (175 days) by Bridgfords, Halifax

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £4000 based on the analysis carried out by our letting team at **Let Property Management**.



£4,000 pcm

5 bedroom detached house

+ Add to report

Hebble Brooke, The Carriage Drive, Hoult's Lane, Greetland

NO LONGER ADVERTISED

Marketed from 21 Jan 2026 to 21 Jan 2026 by Yorkshire's Finest, Covering Yorkshire



£3,000 pcm

5 bedroom house

+ Add to report

St Peter's Square, Southowram, HX3 9TL

NO LONGER ADVERTISED LET AGREED

Marketed from 29 Feb 2024 to 18 Mar 2024 (17 days) by WS Residential, Yorkshire

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

Boyne Street, Halifax HX1 5HL

224530280

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