

LET PROPERTY PACK

INVESTMENT INFORMATION

Oak Terrace Halifax, HX1

204147756

 www.letproperty.co.uk





Property Description

Our latest listing is in Oak Terrace Halifax, HX1

Get instant cash flow of **£650** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£767** which would provide the investor a Gross Yield of **7.7%** if the rent was increased to market rate.

With long term tenants currently situated and a location that is accessible to various amenities, this property will be the perfect addition to an investors portfolio.

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



Oak Terrace Halifax, HX1

204147756



Property Key Features

3 Bedroom

1 Bathroom

Spacious Lounge

Three Piece Bathroom

Current Rent: £650

Market Rent: £767

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 120,000.00

25% Deposit	£30,000.00
SDLT Charge	£3,600
Legal Fees	£1,000.00
Total Investment	£34,600.00

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 767

Returns Based on Rental Income	£650	£767
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Letting Fees	£65.00	£76.70
Total Monthly Costs	£455.00	£466.70
Monthly Net Income	£195.00	£300.30
Annual Net Income	£2,340.00	£3,603.60
Net Return	6.76%	10.42%

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and 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 **£2,069.60**
Adjusted To

Net Return **5.98%**

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

Annual Net Income **£1,803.60**
Adjusted To

Net Return **5.21%**

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 £160,000.



£160,000



5 bedroom terraced house for sale

Oak Terrace, HALIFAX, West Yorkshire, HX1

+ Add to report

NO LONGER ADVERTISED

FIVE DOUBLE BEDROOMS | MID TERRACE | CELLAR ROOM | TWO BATHROOMS | TWO RECEPTION ROOMS | FAMILY H...

SOLD PRICE HISTORY

30 Mar 2005	£230,000
30 Mar 2005	£200,000

Marketed from 25 Oct 2019 to 14 Aug 2020 (294 days) by Ryder & Dutton, Halifax



£90,000



3 bedroom terraced house for sale

Walsh Street, Halifax, West Yorkshire, HX1

+ Add to report

NO LONGER ADVERTISED

A beautiful 3 bedroom mid terrace property. | Located within the sought after area of King Cross....

SOLD PRICE HISTORY

12 Aug 2004	£45,000
19 Mar 1999	£35,000

Marketed from 30 Mar 2022 to 30 Mar 2022 by Bridgfords, Halifax

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £767 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

3 bedroom terraced house

Royal Mount, Halifax, West Yorkshire, HX1

+ Add to report

NO LONGER ADVERTISED LET AGREED

Fitted Kitchen | Double glazing | Close to public transport | 3 Bedrooms | Spacious Rooms | Off R...

Marketed from 10 May 2022 to 10 May 2022 by 360 Estates Ltd, Halifax



£750 pcm

2 bedroom apartment

Martins Mill, Pellon Lane, Halifax, HX1

+ Add to report

CURRENTLY ADVERTISED






A first floor two double bedroom apartment close to Halifax centre and within walking distance to...

Marketed from 3 May 2024 by Whitegates, Halifax

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: **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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