

HAPPY HOMES FOR THE MANY

BTL14BV.

TWO BEDROOM BTL TURN KEY INVESTMENT IN HALIFAX

FULLY REFURBED TO A HIGH STANDARD, READY TO ATTRACT PROFESSIONAL TENANTS. GREAT TRANSPORT LINKS, AND GROWING INVESTMENT AREA.

OFF MARKET DEAL: £80,000

RENTAL PM: £700-£775

RENTAL PA: £8,400 - £9,300

YEILD: 10%

5 YEAR SNAPSHOT

ACCUMULATED RENT 2030: £47,250

PROPERTY MARKET VALUE 2030: £104,000 - £116,000

***RARE LOW ENTRY POINT, READY TO GO INVESTMENT**



MASKILL ESTATES LIMITED

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17BSt HALIFAX.

DEAL SNAP SHOT

PROPERTY TYPE: 2-BED MID-TERRACE

KEY FEATURES: NEWLY REFURBISHED, PATIO GARDEN, STREET PARKING, HIGH-DEMAND RENTAL LOCATION, EXCELLENT TRANSPORT LINKS & AMENITIES.

TURNKEY INVESTMENT: NO REFURB OR VOID PERIOD – INCOME FROM DAY ONE.

EXIT FLEXIBILITY: AFFORDABLE PRICE POINT APPEALS TO INVESTORS AND FIRST-TIME BUYERS, SUPPORTING RESALE VALUE.



THE NUMBERS.

ASKING: £80,000

STAMP DUTY: £4,000

REFURB: £0

RENT: £700 - £775

RENT PA: £8,400 - £9,300

YIELD: 10%

INVESTMENT OPPORTUNITY

A HIGH-YIELD, READY-TO-LET MID-TERRACE IN A STRONG HALIFAX RENTAL POCKET. MODERN REFURBISHMENT, OUTDOOR SPACE, AND ON-STREET PARKING MAKE IT ATTRACTIVE TO TENANTS. WITH 10% GROSS YIELD AND SOLID APPRECIATION PROSPECTS, THIS IS A RARE LOW-ENTRY, HIGH-RETURN OPPORTUNITY.

INVESTMENT AREA

CAPITAL GROWTH POTENTIAL: LONG-TERM GROWTH IN BOWMAN STREET ~44% OVER LAST DECADE; AREA UNDERGOING REGENERATION WITH INFRASTRUCTURE IMPROVEMENTS.

AREA FUNDAMENTALS: HALIFAX, A HISTORIC MARKET TOWN, BENEFITTING FROM INCREASED INWARD INVESTMENT, PIECE HALL TOURISM BOOST, AND IMPROVED RAIL LINKS (LEEDS, MANCHESTER, HUDDERSFIELD), WITH HIGH RENTAL DEMAND FROM PROFESSIONALS.

***FULL BROCHURE ON QUALIFICATION *SOURCING FEE: £3K**

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***PLEASE NOTE: IT IS IMPORTANT TO CONDUCT YOUR OWN DUE DILIGENCE REGARDING ANY INVESTMENT**

FACT SHEET & PROJECTED VALUE.

BOWMAN STREET, HALIFAX HX1 5PE

- The average asking price in the area for similar properties is: £96,000
- The average rent in the area for 2 bedroom terrace is: £730pm

5 YEAR INVESTMENT PROJECTION – BOWMAN STREET, HALIFAX HX1 5PE5 YEAR

RENTAL GROWTH (BASED ON 3% YOY INCREASES):

- Year 1 (2025): £8,900 pa (baseline midpoint between £8,400–£9,420)
- Year 2: £9,167 pa (+3%)
- Year 3: £9,442 pa (+6.1% vs Yr 1)
- Year 4: £9,726 pa (+9.3% vs Yr 1)
- Year 5 (2030): £10,018 pa (+12.6% vs Yr 1)

TOTAL RENTAL UPLIFT OVER 5 YEARS: +£1,118 PA (~+12.6%)

CAPITAL GROWTH (VALUE TODAY £90,000):

- Conservative (3% YoY): ~£104,000 in 5 years (+15.9%)
- UK / Savills mid forecast (4.5% YoY): ~£112,000 in 5 years (+24.6%)
- Halifax upper (5% YoY, reflecting affordability & Yorkshire resilience): ~£116,000 in 5 years (+27.6%)

PROJECTED CAPITAL UPLIFT: +£14,000 TO £26,000

5 YEAR INVESTMENT SUMMARY

- Rental income expected to grow steadily from ~£8,900 pa to ~£10,000 pa (+12–13%).
- Capital value projected to rise from £90k today to £104k–£116k by 2030.
- Combined uplift: ~£15k–£27k return (rental uplift + capital appreciation)
- Halifax offers strong yields (~10% gross at purchase) with good growth prospects, supported by affordability and strong rental demand.

THIS PROPERTY OFFERS A RARE LOW ENTRY POINT, READY MADE INVESTMENT.

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**want to
know more?**

get in touch.

jodie@maskillestates.com
+44 (0) 77896 015 614

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