



RESIDENTIAL



Insipan House



Heckmondwike, West Yorkshire

Turnkey apartments, delivering returns from day one!

Discover contemporary comfort and exceptional value in our stunning collection of 1, 2, and 3-bedroom apartments in the thriving town of Heckmondwike. Designed with style, functionality, and sustainability in mind, each home offers the perfect balance of modern living and practicality which are ideal for investors. These apartments are already tenanted with yields circa 7% Net. TKI Lettings are managing all the apartments on completion meaning we can continue the high standard that the existing developer has maintained since Inspan House was built in 2008.



HIGHLIGHTS

-  Prices starting at £82,000
-  The development was built and maintained meticulously by the same owners
-  Already completed and tenanted with yields circa 7%
-  Energy-efficient design with low running costs
-  Juliet balconies on selected units
-  Well-kept communal areas and secure parking to the rear
-  Excellent transport links to Leeds, Bradford, Huddersfield, and beyond





The Story Behind Inspan House

Unlike most large-scale developments built by corporate developers, Inspan House has a unique and personal story. Completed in 2008, this attractive building was the vision of two skilled local builders who ran a small, reputable construction firm.

Rather than developing for quick profit, they built Inspan House to own and rent out themselves meaning every decision, from the foundations to the finishing touches, was made with long-term quality and pride in mind.



INSPAN HOUSE AT A GLANCE

- ✓ 18 Units
- ✓ 1, 2, and 3-bedroom apartments
- ✓ Leasehold 999 years
- ✓ Completed and tenanted
- ✓ Communal parking for all apartments at the rear
- ✓ Developed by private individuals who have meticulously looked after the development since they built it in 2008.



A Growing Town with Big Potential

Nestled between Leeds, Bradford, Huddersfield, and Wakefield, Heckmondwike is one of West Yorkshire's best-kept secrets offering affordability, connectivity, and a strong sense of community. Heckmondwike offers the perfect blend of urban convenience and small-town charm with excellent schools, parks, cafés, and local shops, all within easy reach. Major retail hubs like White Rose Shopping Centre and Huddersfield Town Centre are a short drive away



WHY IS THIS A GREAT INVESTMENT?

- ✓ **Excellent Connectivity** — Easy access to the M62 and M1, and great bus and rail links to Leeds (30 mins), Huddersfield (20 mins), and Bradford (25 mins).
- ✓ **Rising Demand** — Increasing rental demand driven by young professionals and families priced out of nearby cities.
- ✓ **Strong Yields** — Average NET Yields in this development are circa 7% Net.
- ✓ **Affordable Entry Prices** — Significantly lower property prices than Leeds or Manchester, offering greater value for money and higher yields.
- ✓ **Regeneration and Growth** — Ongoing investment in local infrastructure, schools, and amenities is boosting property values year-on-year.



Unit Examples

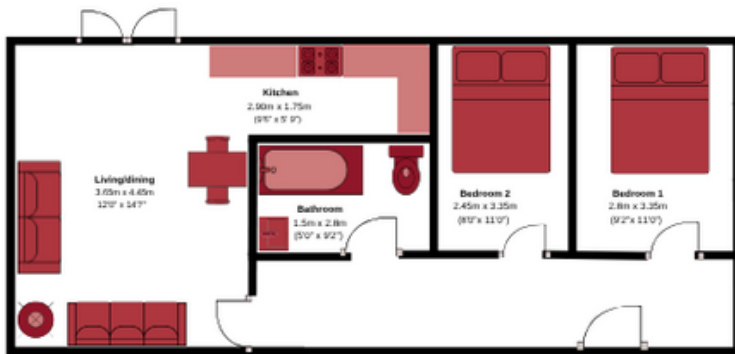
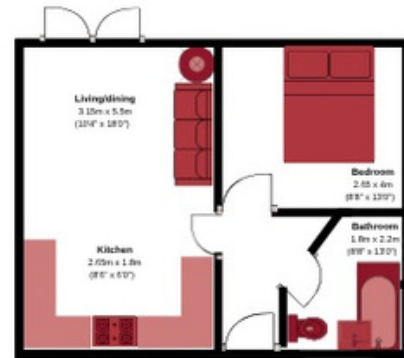


Apartment 4
Purchase Price: £82,000
Bedrooms: 1
Bathrooms: 1
Floor: First
SQFT: 473

Rental Returns Achievable
Rent PCM: £550
Rent PA: £6,600

Gross Yield: 8.05%

Ground Rent: N/A
Service Charge: £1.50PSF
Net Yield: 6.95%



Apartment 5
Purchase Price: £104,000
Bedrooms: 2
Bathrooms: 1
Floor: First
SQFT: 627

Rental Returns Achievable
Rent PCM: £695
Rent PA: £8,340

Gross Yield: 8.02%

Ground Rent: N/A
Service Charge: £1.50 PSF
Net Yield: 7.15%

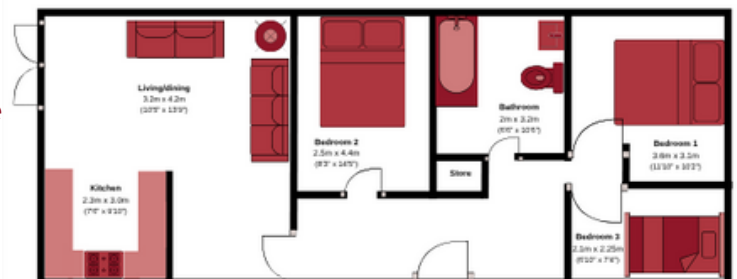


Apartment 7
Purchase Price: £109,500
Bedrooms: 3
Bathrooms: 1
Floor: Second
SQFT: 764

Rental Returns Achievable
Rent PCM: £725
Rent PA: £8,700

Gross Yield: 7.9%

Ground Rent: N/A
Service Charge: £1.50PSF
Net Yield: 6.9%



Contact us for more information



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