

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Santingley Court New  
Crofton, Wakefield, WF4  
1JR

190977098

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Santingley Court New Crofton, Wakefield, WF4 1JR

Get instant cash flow of **£700.00** per calendar month with a **9.9%** Gross Yield for investors.

**With an ideal location with easy access to valuable local amenities and a rewarding rental income, this property could be a steady and reliable addition to an investors portfolio.**

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



Santingley Court New  
Crofton, Wakefield, WF4  
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## Property Key Features

**2 Bedroom**

**1 Bathroom**

**Modern Kitchen**

**Three Piece Bathroom**

**Open Plan Lounge**

**Factor Fees: £80.00**

**Current Rent: £700**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior





Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 85,000.00

25% Deposit	<b>£21,250.00</b>
Stamp Duty ADS @ 6%	<b>£5,100.00</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£27,350.00</b>



# Projected Investment Return



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.



<b>Returns Based on Rental Income</b>	<b>£700</b>
Mortgage Payments on £63,750.00 @ 5%	<b>£265.63</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£80.00</b>
Letting Fees	<b>£70.00</b>
<b>Total Monthly Costs</b>	<b>£430.63</b>
<b>Monthly Net Income</b>	<b>£269.38</b>
<b>Annual Net Income</b>	<b>£3,232.50</b>
<b>Net Return</b>	<b>11.82%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£512.50**  
Adjusted To

Net Return                      **1.87%**

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

Annual Net Income      **£337.50**  
Adjusted To

Net Return                      **1.23%**

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 £120,000.00.

Floorplan



£120,000

## 2 bedroom apartment for sale

Santingley Court, Crofton, WF4

NO LONGER ADVERTISED

### Key features

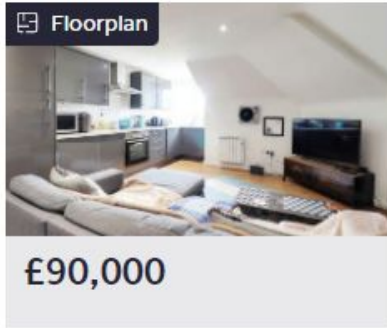
Incredibly Spacious Apartment | 2 Double Bedrooms | Contemporary Living Are perfect for entertaining | Separate Utility & additional Storage | ...

Marketed from 24 Feb 2022 to 5 May 2022 (70 days) by MoveNow Properties, Wakefield

+ Add to report

- Good conditio-modern kitchen and bathroom
- 938 sq ft
- Offer over £ 120,000

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 £120,000.00.



## 2 bedroom apartment for sale

Santingley Court, New Crofton, Wakefield WF4 1JR

NO LONGER ADVERTISED SOLD STC

### Key features

Call NOW 24/7 or book instantly online to View | Attention - First Time Buyers | Close to Excellent Local Amenities | Get On or Step Up The ...



Marketed from 20 Aug 2021 to 4 Apr 2022 (226 days) by EweMove, Covering Yorkshire

+ Add to report


- Good condition
- Modern kitchen and bathroom
- 571 sq ft
- Offer over £ 90,000
- Sold for £88,500 in 2022

### 8 Santingley Court, Wakefield, WF4 1JR

#### Transaction history

A	2022-04-01	£88,500	
A	2015-10-09	£82,000	

#### Detailed address

building name or number 8   
street Santingley Court   
locality New Crofton   
town Wakefield   
district Wakefield   
county West Yorkshire   
postcode WF4 1JR

#### Attributes

property type	flat maisonette
estate type	leasehold
new build?	no

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 £120,000.00.



## 2 bedroom apartment for sale

Santingley Court, New Crofton, Wakefield, West Yorkshire

CURRENTLY ADVERTISED SOLD STC

### Key features

Village location | Upper floor apartment | Two double bedrooms | Open plan lounge/kitchen | Modern throughout | Council tax band A

Marketed from 22 Jun 2022 by Manning Stainton, Wakefield

+ Add to report

- Good condition-modern kitchen and bathroom
- 527 sq ft
- Offer over £ 85,000



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 £120,000.00.



£95,000

## 2 bedroom flat for sale

10 Santingley Court, Crofton Wakefield, WF4 1JP

NO LONGER ADVERTISED

### Key features

Ideal for 1st Time Buyers | Two Double Bedrooms | Fully Fitted Modern Kitchen | Attractive Modern Bathroom | Car Parking Space | Great ...

Marketed from 28 Jun 2021 to 28 Jun 2021 by Trinity Sales & Lettings, West Yorkshire

+ Add to report

- Good condition-modern kitchen and bathroom
- 527 sq ft
- Offer over £ 95,000

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £550.00 based on the analysis carried out by our letting team at **Let Property Management**.



£550 pcm

## 2 bedroom flat

Santingley Court, Crofton

NO LONGER ADVERTISED LET AGREED

### Key features

AVAILABLE WITH ZERO DEPOSIT | GROUND FLOOR APARTMENT | TWO DOUBLE BEDROOMS | CLOSE TO LOCAL AMENITIES | ON SITE PARKING ...

Marketed from 7 Oct 2022 to 29 Nov 2022 (53 days) by Bridgfords Lettings, Wakefield

+ Add to report



£550 pcm

## 2 bedroom apartment

Santingley Court, New Crofton, WF4 1JR

NO LONGER ADVERTISED

### Key features

Two Bedroom Apartment | Great Location | Fitted Kitchen with Integrated Appliances | Spacious Lounge/Diner | Quality Bathroom | Electric Heating ...

Marketed from 20 Apr 2022 to 20 Apr 2022 by Trinity Sales & Lettings, West Yorkshire

+ Add to report

# 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**



Current term of tenancy: **0-2years**



Standard Short Assured Tenancy Agreement In Place: **Yes**



Pets: **N/A**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order



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](http://www.letproperty.co.uk)

Santingley Court New Crofton, Wakefield,  
WF4 1JR

PROPERTY ID: 12345678

Interested in this  
**property investment?**

Make an offer or  
**book a viewing**

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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