

LET PROPERTY PACK

INVESTMENT INFORMATION

Smeaton Road Upton,
Pontefract, WF9 1LQ

203583925

 www.letproperty.co.uk





Property Description

Our latest listing is in Smeaton Road Upton, Pontefract, WF9 1LQ

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **9.6%** if the rent was increased to market rate.

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...



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Property Key Features

3 bedroom

1 bathroom

Spacious Lounge

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £125,000 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 125,000.00

25% Deposit	£31,250.00
SDLT Charge	£3,750
Legal Fees	£1,000.00
Total Investment	£36,000.00

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.



Returns Based on Rental Income	£1,000
Mortgage Payments on £93,750.00 @ 5%	£390.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	TBC
Letting Fees	£100.00
Total Monthly Costs	£505.63
Monthly Net Income	£494.38
Annual Net Income	£5,932.50
Net Return	16.48%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,932.50**
Adjusted To

Net Return **10.92%**

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

Annual Net Income **£4,057.50**
Adjusted To

Net Return **11.27%**

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 £125,000.



3 bedroom end of terrace house for sale

Smeaton Road, Upton, Pontefract, West Yorkshire, WF9

+ Add to report

CURRENTLY ADVERTISED SOLD STC

Three Bedroom End Of Terrace | Large Lawned Rear Garden | Spacious Living Room & Open Plan Kitche...

£125,000

Floorplan

SOLD PRICE HISTORY

31 Mar 2016	£59,500
10 Sep 2010	£70,500

Marketed from 22 Aug 2023 by Whitegates, South Elmsall



3 bedroom terraced house for sale

Smeaton Road, Upton, West Yorkshire, WF9

+ Add to report

NO LONGER ADVERTISED SOLD STC

Three Bedroom Family Home | UPVC Double Glazing & Gas Central Heating System | Spacious Living Ro...

£120,000

Floorplan

SOLD PRICE HISTORY

6 Sep 2022	£115,000
9 Oct 2017	£79,500
10 Nov 2006	£70,000

Marketed from 12 May 2022 to 5 Dec 2022 (206 days) by Whitegates, South Elmsall

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,600 based on the analysis carried out by our letting team at **Let Property Management**.



£1,600 pcm

3 bedroom detached house

North Elmsall Old Village, Nr Pontefract

+ Add to report

NO LONGER ADVERTISED LET AGREED

Former Medieval Hall | Medieval Fireplace | Glass Roofed Atrium (Winter Garden) | Farmhouse Kitch...

Marketed from 22 Mar 2023 to 2 May 2023 (41 days) by Hodsons Estate Agents, Wakefield



£1,100 pcm

3 bedroom semi-detached house

St. Georges Close, Upton, Pontefract, Yorkshire, WF9

+ Add to report

NO LONGER ADVERTISED LET AGREED




Brand New | Never been lived in | High quality finish | Modern living | Charge point for electric...

Marketed from 23 Dec 2022 to 31 Jan 2023 (38 days) by Logic Lettings Ltd, Pontefract

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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order

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

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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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