

LET PROPERTY PACK

INVESTMENT INFORMATION

Nell Gap Lane, Middlestown,
Wakefield, WF4

205401307

 www.letproperty.co.uk





Property Description

Our latest listing is in Nell Gap Lane, Middlestown, Wakefield, WF4

Get instant cash flow of **£900** per calendar month with a **4.8%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **6.4%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Nell Gap Lane,
Middlestown, Wakefield,
WF4

205401307



Property Key Features

3 Bedroom

2 Bathroom

Spacious Rooms

Parking Space Available

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £900

Market Rent: £1,200

Lounge



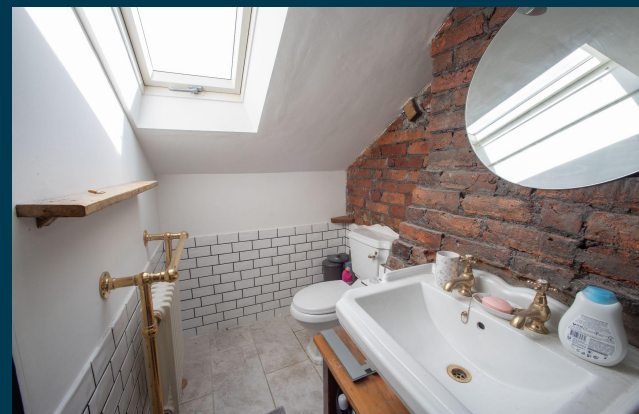
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £225,000.00 and borrowing of £168,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 225,000.00

25% Deposit	£56,250.00
SDLT Charge	£6,750
Legal Fees	£1,000.00
Total Investment	£64,000.00

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.



The monthly rent of this property is currently set at £900 per calendar month but the potential market rent is

£1,200

Returns Based on Rental Income	£900	£1,200
Mortgage Payments on £168,750.00 @ 5%	£703.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£90.00	£120.00
Total Monthly Costs	£808.13	£838.13
Monthly Net Income	£91.88	£361.88
Annual Net Income	£1,102.50	£4,342.50
Net Return	1.72%	6.79%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,942.50**
Adjusted To

Net Return **3.04%**

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

Annual Net Income **£967.50**
Adjusted To

Net Return **1.51%**

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 £240,000.



£240,000



Floorplan

3 bedroom end of terrace house for sale

Nell Gap Lane, Middlestown, Wakefield

+ Add to report

NO LONGER ADVERTISED

HAVING BEEN REFURBISHED TO A HIGH SPECIFICATION BY THE CURRENT VENDORS, THIS FANTASTIC, PERIOD HO...

SOLD PRICE HISTORY

25 Oct 2019	£117,500
8 Aug 2008	£135,000
19 Aug 1999	£37,500

Marketed from 30 Apr 2021 to 20 Jul 2021 (80 days) by Simon Blyth, Barnsley



£245,000

MARTIN&CO

3 bedroom detached house for sale

Thornhill Road, Middlestown

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

No Onward Chain | Detached Cottage | Open Plan Kitchen & Family Room | Separate Dining Room | Det...

Marketed from 23 Dec 2021 to 8 Sep 2022 (258 days) by Martin & Co, Wakefield

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

3 bedroom farm house

Old Road, Middlestown, Wakefield, WF4 4QN

+ Add to report

CURRENTLY ADVERTISED

Fabulous Farmhouse | Three Bedrooms | Master With En Suite | Two Reception Rooms | Gardener Inclu...

Marketed from 17 Apr 2024 by Richard Kendall, Wakefield



£1,200 pcm

4 bedroom semi-detached house

New Road, Middlestown, WF4 4PA

+ Add to report

NO LONGER ADVERTISED






Fantastic Semi Detached Property | Four Bedrooms | Newly Fitted Kitchen | Newly Decorated | Doubl...

Marketed from 12 Mar 2024 to 21 Mar 2024 (9 days) by Richard Kendall, Wakefield

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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WF4

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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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