

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Lingwell Nook Lane  
Lofthouse, Wakefield, WF3  
3JA

208743958

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





## Property Description

Our latest listing is in Lingwell Nook Lane Lofthouse, Wakefield, WF3 3JA

This property has a potential to rent for **£1,250** which would provide the investor a Gross Yield of **56.5%** if the rent was increased to market rate.

**With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.**

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



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## Property Key Features

**2 bedroom**

**1 bathroom**

**Spacious Rooms**

**Garden Grounds**

**Factor Fees: TBC**

**Ground Rent: FREEHOLD**

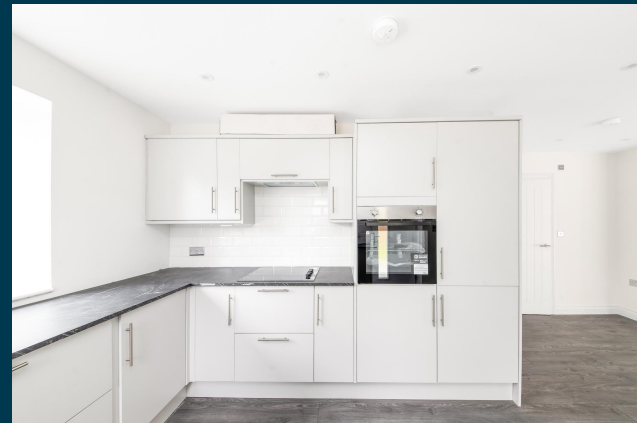
**Lease Length: FREEHOLD**

**Market Rent: £1,250**

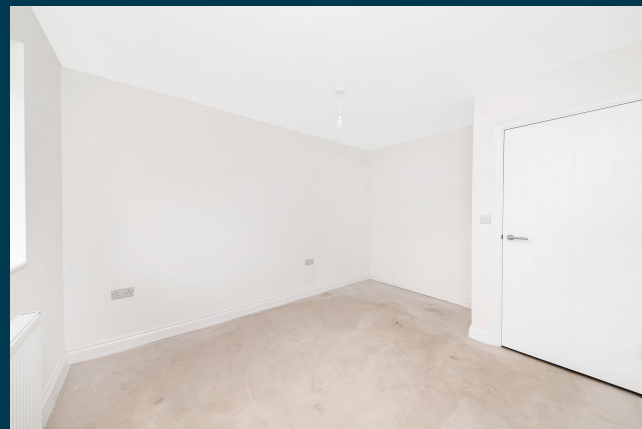
# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £230,000.00 and borrowing of £172,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 230,000.00

25% Deposit	£57,500.00
SDLT Charge	£6,900
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£65,400.00</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>£1,250</b>
Mortgage Payments on £172,500.00 @ 5%	<b>£718.75</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>0</b>
Ground Rent	<b>FREEHOLD</b>
Letting Fees	<b>£125.00</b>
<b>Total Monthly Costs</b>	<b>£858.75</b>
<b>Monthly Net Income</b>	<b>£391.25</b>
<b>Annual Net Income</b>	<b>£4,695.00</b>
<b>Net Return</b>	<b>7.18%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,195.00**  
Adjusted To

Net Return                      **3.36%**

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

Annual Net Income      **£1,245.00**  
Adjusted To

Net Return                      **1.90%**

# 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 £450,000.



£450,000

**4 bedroom detached house for sale**  
Lingwell Nook Lane, Lofthouse, Wakefield

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Four bedroom detached house | Two acres of land | Stables and a paddock | Private driveway and ga...

Marketed from 7 Sep 2018 to 7 Nov 2019 (425 days) by Emsleys Estate Agents, Rothwell

Floorplan



£230,000

**3 bedroom end of terrace house for sale**  
Lingwell Nook Lane, Lofthouse, Wakefield, West Yorkshire

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Three bedroom end terrace house | Two En-suite bedrooms | Cul-de-sac location | Under development...

Marketed from 24 Mar 2023 to 27 Jul 2023 (124 days) by Manning Stainton, Wakefield

Floorplan

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,395 based on the analysis carried out by our letting team at **Let Property Management**.



£1,395 pcm

## 2 bedroom terraced house

Waggon Road, Leeds, West Yorkshire, LS10

+ Add to report

NO LONGER ADVERTISED

Fitted Kitchen | Double glazing | Close to public transport | Garden | Garage | Spacious Lounge

Marketed from 12 Sep 2023 to 12 Sep 2023 by Moorland Property Services, Leeds



£1,295 pcm

## 2 bedroom detached house

Carlton House, Sandy Walk, WF

+ Add to report

NO LONGER ADVERTISED





Kitchen-Diner | Garden | Dining Room | Furnished | Washer | Dryer | Family/Child Friendly | 24/7 ...

Marketed from 2 May 2024 to 10 May 2024 (8 days) by Letting Complete, 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: **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.



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Interested in this  
**property investment?**

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.



**LETPROPERTY**