

LET PROPERTY PACK

INVESTMENT INFORMATION

Back Lane,
Heckmondwike, WF16

208464730

 www.letproperty.co.uk





Property Description

Our latest listing is in Back Lane, Heckmondwike, WF16

Get instant cash flow of **£700** per calendar month with a **12.5%** Gross Yield for investors.

This property has a potential to rent for **£803** which would provide the investor a Gross Yield of **14.4%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Well-Equipped Kitchen

Factor Fees: £110.00 PM

Ground Rent: £129.00 PM

Lease Length: 105 years

Current Rent: £700

Market Rent: £803

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £67,000.00 and borrowing of £50,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 67,000.00

25% Deposit	£16,750.00
SDLT Charge	£3,350
Legal Fees	£1,000.00
Total Investment	£21,100.00

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 803



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£700	£803
Mortgage Payments on £50,250.00 @ 5%	£209.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£110.00	
Ground Rent	£129.00	
Letting Fees	£70.00	£80.30
Total Monthly Costs	£533.38	£543.68
Monthly Net Income	£166.63	£259.33
Annual Net Income	£1,999.50	£3,111.90
Net Return	9.48%	14.75%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,505.90**
Adjusted To

Net Return **7.14%**

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

Annual Net Income **£3,654.90**
Adjusted To

Net Return **17.32%**

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 £90,000.



£90,000

2 bedroom terraced house for sale

King Street, Heckmondwike

NO LONGER ADVERTISED

Marketed from 23 Jul 2025 to 24 Jul 2025 by Bramleys, Mirfield

+ Add to report



£80,000

2 bedroom terraced house for sale

Northgate, Heckmondwike

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Nov 2024 to 28 Feb 2025 (107 days) by William H. Brown, Dewsbury

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom end of terrace house

Thomas Street, Heckmondwike

NO LONGER ADVERTISED

Marketed from 14 Mar 2025 to 14 Apr 2025 (31 days) by Hunters, Dewsbury

[+ Add to report](#)



£775 pcm

2 bedroom terraced house

George Street, Heckmondwike

NO LONGER ADVERTISED

Marketed from 23 Jul 2025 to 24 Sep 2025 (62 days) by Hunters, Dewsbury

[+ Add to report](#)

Current Tenant Profile



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: **Moved in within the last 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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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.



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