

¥

LET PROPERTY PACK

INVESTMENT INFORMATION

Hazel Crescent, Dewsbury, WF12

208508893

www.letproperty.co.uk





Property Description

Our latest listing is in Hazel Crescent, Dewsbury, WF12

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **8.9%** 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...







Hazel Crescent, Dewsbury, WF12

208508893

3 Bedrooms 1 Bathroom Conservatory Garden Space

 \oslash

Property Key Features

Factor Fees: £0.00 Ground Rent: £0.00 Lease Length: £0.00 Market Rent: £850







Kitchen





Bedrooms





Bathroom





Exterior







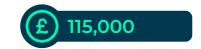






Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£28,750.00
SDLT Charge	3450
Legal Fees	£1,000.00
Total Investment	£33,200.00

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 £0 per calendar month but the potential market rent is \bigcirc



Returns Based on Rental Income	£850
Mortgage Payments on £86,250.00 @ 5%	£359.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£0.00
Letting Fees	£85.00
Total Monthly Costs	£459.38
Monthly Net Income	£391
Annual Net Income	<mark>£4,688</mark>
Net Return	<mark>14.12%</mark>



Return Stress Test Analysis Report





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

Annual Net Income **£2,988** Adjusted To

Net Return 9.00%

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

Annual Net Income **£2,963** Adjusted To

Net Return

8.92%

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 £135,000.

F	3 bedroom semi-detached house for sale Wakefield Road, Ossett	+ Add to report
	NO LONGER ADVERTISED SOLD STC	
ALANAR TO BUT	Semi Detached House Three Bedrooms Two Receptic Requires Modernis	on Rooms Off Road Parking
£135,000	SOLD PRICE HISTORY	
	3 bedroom semi-detached house for sale Hazel Crescent, Dewsbury	+ Add to report
	NO LONGER ADVERTISED SOLD STC	
	Gas Central Heating UPVC Double Glazing Off Street Located n	Parking Conservatory to rear

£95,000

SOLD PRICE HISTORY



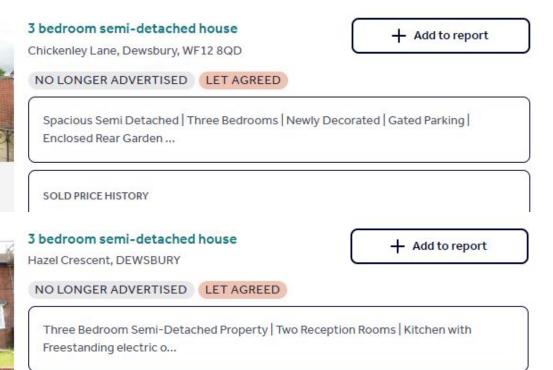
Rent Comparables Report



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



£495 pcm

SOLD PRICE HISTORY

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: NO





Standard Tenancy Agreement In Place: **NO**



Payment history: N/A

Current term of tenancy: VACANT



Fully compliant tenancy: NO

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

Hazel Crescent, Dewsbury, WF12

208508893

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.

