

LET PROPERTY PACK

INVESTMENT INFORMATION

South Elmsall, Pontefract,
WF9

209783935

 www.letproperty.co.uk





Property Description

Our latest listing is in South Elmsall, Pontefract, WF9

Get instant cash flow of **£1,417** per calendar month with a **9.2%** Gross Yield for investors.

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...



South Elmsall, Pontefract,
WF9

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Property Key Features

3 Bedrooms

2 Bathrooms

Spacious Rooms

Modern Kitchen

Factor Fees: TBC

Ground Rent: freehold

Lease Length: freehold

Current Rent: £1,417

Business Area



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £184,000.00 and borrowing of £138,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 184,000.00

25% Deposit	£46,000.00
SDLT Charge	£5,520
Legal Fees	£1,000.00
Total Investment	£52,520.00

Projected Investment Return



The monthly rent of this property is currently set at

£ 1,417

Returns Based on Rental Income	£1,417
Mortgage Payments on £138,000.00 @ 5%	£575.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	freehold
Letting Fees	£141.70
Total Monthly Costs	£731.70
Monthly Net Income	£685.30
Annual Net Income	£8,223.60
Net Return	15.66%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£5,389.60**
Adjusted To

Net Return **10.26%**

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

Annual Net Income **£5,463.60**
Adjusted To

Net Return **10.40%**

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 £250,000.



£250,000



Floorplan

3 bedroom semi-detached house for sale

Tudor Court, Pontefract, WF9

+ Add to report

NO LONGER ADVERTISED

3 Bedrooms | 2 Reception Rooms | Downstairs Shower Room | Large Garden | Fully Fitted Family Bat...

SOLD PRICE HISTORY

1 Feb 2002 £54,950



£190,000



Floorplan

3 bedroom semi-detached house for sale

Tudor Court, South Elmsall, WF9

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Ref- RP0472 | Outstanding Extended Three Bedroom Semi-Detached Home | Open Plan Kitchen/Diner/Fam...

SOLD PRICE HISTORY

19 Jan 2007 £130,000
23 May 1997 £51,075

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,800 based on the analysis carried out by our letting team at **Let Property Management**.



£1,850 pcm

3 bedroom detached house

+ Add to report

Clayton, Doncaster, South Yorkshire, DN5

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Jun 2024 to 21 Aug 2024 (71 days) by Linley & Simpson, Wakefield



£1,600 pcm

3 bedroom detached house

+ Add to report

North Elmsall Old Village, Nr Pontefract

NO LONGER ADVERTISED






LET AGREED

Marketed from 22 Mar 2023 to 2 May 2023 (41 days) by Hodsons Estate Agents, 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: **5 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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