

LET PROPERTY PACK

INVESTMENT INFORMATION

Littlefield Lane, Wombwell,
Barnsley S73 8DF

209993745

 www.letproperty.co.uk





Property Description

Our latest listing is in Littlefield Lane, Wombwell, Barnsley S73 8DF

Get instant cash flow of **£650** per calendar month with a **7.2%** Gross Yield for investors.

With great potential returns and located within a prime rental location in Barnsley, it will make for a reliable 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

Ensuite

Spacious Room

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £109,000.00 and borrowing of £81,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 109,000.00

25% Deposit	£27,250.00
SDLT Charge	£3,270
Legal Fees	£1,000.00
Total Investment	£31,520.00

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 £650 per calendar month but the potential market rent is



£ 650

Returns Based on Rental Income	£650
Mortgage Payments on £81,750.00 @ 5%	£340.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£65.00
Total Monthly Costs	£420.63
Monthly Net Income	£229.38
Annual Net Income	£2,752.50
Net Return	8.73%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,452.50**
Adjusted To

Net Return **4.61%**

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

Annual Net Income **£1,117.50**
Adjusted To

Net Return **3.55%**

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 £160,000.

	<div>2 bedroom end of terrace house for sale</div> <div>+ Add to report</div> <div>Wentworth Grove, Bessacarr, Doncaster, South Yorkshire, DN4</div> <div>CURRENTLY ADVERTISED</div> <div>Marketed from 25 Sep 2024 by Your Move, Doncaster</div> <div>Modern Home On Popular Development Two Good Sized Bedrooms Front Facing Lounge Kitchen/Dine...</div> <div>EPC: View</div> <div>(Approx.) Sqft: 603 sq ft Price (£) per sqft: £265.44</div> <div> View floor plan</div>
	<div>2 bedroom end of terrace house for sale</div> <div>+ Add to report</div> <div>Holly Approach, Ossett, West Yorkshire, WF5</div> <div>CURRENTLY ADVERTISED</div> <div>Marketed from 20 Sep 2024 by Bridgfords, Wakefield</div> <div>2 bed end town house 2 x parking spaces Priced to allow some upgrading Cul-de-sac location ...</div> <div>Sold price history: View</div>

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

2 bedroom end of terrace house

Butterthwaite Crescent, S5

NO LONGER ADVERTISED

Marketed from 2 Sep 2024 to 3 Sep 2024 by United Homes Limited, Oughtibridge

TWO BED FAMILY HOME | SPACIOUS ROOMS THROUGHOUT | ENCLOSED FRONT AND LARGE REAR GARDEN | CLOSE TO...

Sold price history:	View
03/09/2013	£70,000

EPC:	View
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(Approx.) Sqft: **635 sq ft** Price (£) per sqft: **£1.10**



£700 pcm

2 bedroom end of terrace house

Firth Road, Wath upon Dearne, S63

NO LONGER ADVERTISED **LET AGREED**

Marketed from 18 Jun 2024 to 12 Jul 2024 (24 days) by Northwood, Doncaster

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: **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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