

LET PROPERTY PACK

INVESTMENT INFORMATION

Blythe Street, Wombwell, Barnsley S73

209993918











Property Description

Our latest listing is in Blythe Street, Wombwell, Barnsley S73

Get instant cash flow of £500 per calendar month with a 7.7% Gross Yield for investors.

This property has a potential to rent for £650 which would provide the investor a Gross Yield of 10.1% 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...







Blythe Street, Wombwell, Barnsley S73



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Kitchen

Utility Area

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £500

Market Rent: £650

209993918

Lounge







Kitchen



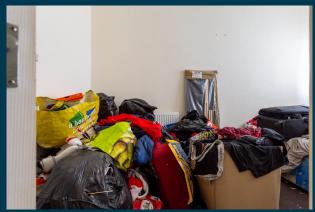




Bedrooms









Bathroom







Exterior





Initial Outlay





Figures based on assumed purchase price of £77,500.00 and borrowing of £58,125.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£19,375.00**

SDLT Charge 2325

Legal Fees £1,000.00

Total Investment £22,700.00

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 £500 per calendar month but the potential market rent is



Returns Based on Rental Income	£500	£650
Mortgage Payments on £58,125.00 @ 5%	£242.19	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£50.00	£65.00
Total Monthly Costs	£307.19	£322.19
Monthly Net Income	£193	£328
Annual Net Income	£2,314	£3,934
Net Return	10.19%	17.33 %

Return Stress Test Analysis Report





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

Annual Net Income

£2,634

Adjusted To

Net Return

11.60%

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

Annual Net Income

£2,771

Adjusted To

Net Return

12.21%

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 £85,000.



3 bedroom terraced house for sale

+ Add to report

Blythe Street, Wombwell, Barnsley

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Aug 2023 to 10 Jan 2024 (154 days) by Beecroft Estates, Barnsley



3 bedroom terraced house for sale

+ Add to report



Blythe Street, Wombwell

NO LONGER ADVERTISED

Marketed from 12 Nov 2022 to 6 Jun 2023 (205 days) by Haybrook, Barnsley

£70,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm



+ Add to report

Blythe Street, Wombwell, Barnsley, South Yorkshire, S73

NO LONGER ADVERTISED

Marketed from 17 Feb 2024 to 21 Feb 2024 (4 days) by YOUR MOVE Furness-Lyman Lettings, Wombwell



£500 pcm

3 bedroom house

+ Add to report

Clarkes Croft, Wombwell

NO LONGER ADVERTISED

Marketed from 9 Feb 2022 to 14 Feb 2022 (4 days) by Beecroft Estates, Barnsley

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



Current term of tenancy: 5 years+



Standard Tenancy Agreement In Place: **YES**



Payment history: On time for length of tenancy



Fully compliant tenancy: YES

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.





Interested in this property investment?

Call us on **0141 478 0985**



Blythe Street, Wombwell, Barnsley S73



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.