


# LET PROPERTY PACK

## INVESTMENT INFORMATION

Bradford Road, Wakefield,  
WF3

211662379

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Bradford Road, Wakefield, WF3

Get instant cash flow of **£1,260** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£1,500** which would provide the investor a Gross Yield of **6.8%** if the rent was increased to market rate.

**With a tenant currently situated. A space that has been kept in good condition and a potential rental income that can ensure fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



Bradford Road, Wakefield,  
WF3

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## Property Key Features

4 Bedroom

2 Bathroom

Lounge and Kitchen

Spacious Rooms

Factor Fees: £50 pm

Ground Rent: £12.5 pm

Lease Length: 103 years

Current Rent: £1,260

Market Rent: £1,500

# Lounge



# Kitchen





# Bedrooms



# Bathroom



# Initial Outlay



Figures based on assumed purchase price of £265,000.00 and borrowing of £198,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 265,000.00

25% Deposit	£66,250.00
SDLT Charge	£8,700
Legal Fees	£1,000.00
Total Investment	£75,950.00



# 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 £1,260 per calendar month but the potential market rent is

£ 1,500

Returns Based on Rental Income	£1,260	£1,500
Mortgage Payments on £198,750.00 @ 5%	£828.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£50.00	
Ground Rent	£12.50	
Letting Fees	£126.00	£150.00
Total Monthly Costs	£1,031.63	£1,055.63
Monthly Net Income	£228.38	£444.38
Annual Net Income	£2,740.50	£5,332.50
Net Return	3.61%	7.02%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,332.50**  
Adjusted To

Net Return                      **3.07%**

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


Annual Net Income      **£1,507.50**  
Adjusted To

Net Return                      **1.98%**

# 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 £280,000.00.



**4 bedroom semi-detached house for sale** [+ Add to report](#)


Westerton Road, Tingley, Wakefield, West Yorkshire, WF3

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 9 Nov 2021 to 11 Mar 2022 (121 days) by Rawlis Rains, Morley

**£280,000**

Deceptively Spacious Home | Four Double Bedrooms | Kitchen/Diner with Garden Room | Rural Outlook...


 [View floor plan](#)

**Sold price history:** [View](#)

09/07/2004	£153,500
02/11/2001	£89,000
16/05/1997	£58,000

**EPC:** [View](#)

(Approx.) Sqft: **1,195 sq ft** Price (£) per sqft: **£234.35**



**4 bedroom detached bungalow for sale** [+ Add to report](#)

Bedale, Tingley, Wakefield

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 23 Jun 2022 to 3 Jul 2023 (375 days) by Manning Stainforth, Morley



**£285,000**

Four bedroom detached home | Good-sized bedrooms throughout | Lovely private garden to the

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.

 £1,500 pcm	<p>4 bedroom detached house</p> <p>Kitson Street, Tingley, Wakefield, WF3</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 15 Jun 2024 to 16 Jun 2024 (1 days) by OpenRent, London</p> <p>No Agent Fees   Property Reference Number: 2079255</p>	<a href="#">+ Add to report</a>
 £1,500 pcm	<p>4 bedroom semi-detached house</p> <p>Haigh Moor Road, Tingley, Wakefield, West Yorkshire</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 24 May 2023 to 31 May 2023 (7 days) by Manning Stainton, Morley</p> <p>Available To Let Mid May   Stunning Extended Semi Detached Property   Popular Location With Views...</p>	<a href="#">+ Add to report</a>

# 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.





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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.



**LETPROPERTY**