

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Craven Court, 1 Batley  
Road, Heckmondwike,  
WF16 9NB

212735004

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





## Property Description

Our latest listing is in Craven Court, 1 Batley Road, Heckmondwike, WF16 9NB

Get instant cash flow of **£550** per calendar month with a **8.8%** Gross Yield for investors.

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **10.4%** if the rent was increased to market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

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



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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Three Piece Bathroom**

**Spacious Bedrooms**

**Factor Fees: £20.00 pm**

**Ground Rent: TBC**

**Lease Length: 978 years**

**Current Rent: £550**

**Market Rent: £650**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £75,000.00 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 75,000.00

25% Deposit	£18,750.00
SDLT Charge	£3,750
Legal Fees	£1,000.00
Total Investment	£23,500.00

# 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 £550 per calendar month but the potential market rent is

£ 650

Returns Based on Rental Income	£550	£650
Mortgage Payments on £56,250.00 @ 5%	£234.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£20.00	
Ground Rent	TBC	
Letting Fees	£55.00	£65.00
Total Monthly Costs	£324.38	£334.38
Monthly Net Income	£225.63	£315.63
Annual Net Income	£2,707.50	£3,787.50
Net Return	11.52%	16.12%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,487.50**  
Adjusted To

Net Return                      **10.59%**

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

Annual Net Income      **£2,662.50**  
Adjusted To

Net Return                      **11.33%**



# 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 £120,000.



£120,000

## 2 bedroom flat for sale

Wellfield Mews, Dewsbury, WF13

**CURRENTLY ADVERTISED**

Marketed from 14 Nov 2024 by Let Property Sales & Management, Glasgow

[+ Add to report](#)



£120,000

## 2 bedroom flat for sale

Staincliffe View, 345 Staincliffe Road, Dewsbury, WF13

**NO LONGER ADVERTISED**

**SOLD STC**

Marketed from 1 Aug 2023 to 6 Dec 2023 (127 days) by Robert Watts Estate Agents, Cleckheaton

[+ Add to report](#)

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



## 2 bedroom flat

Lemans Drive, Dewsbury, WF13

NO LONGER ADVERTISED

Marketed from 7 Jun 2024 to 18 Jul 2024 (41 days) by OpenRent, London

+ Add to report



## 2 bedroom flat

Grove Road, Heckmondwike, WF16

NO LONGER ADVERTISED

Marketed from 1 Oct 2023 to 31 Oct 2023 (30 days) by OpenRent, London

+ Add to report

# 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.



**LETPROPERTY**