

LET PROPERTY PACK

INVESTMENT INFORMATION

Moorlands Avenue West,
Dewsbury, WF13

212620562

 www.letproperty.co.uk





Property Description

Our latest listing is in Moorlands Avenue West, Dewsbury, WF13

Get instant cash flow of **£660** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **8.3%** if the rent was increased to market rate.

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...



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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: £120.00 PM

Ground Rent: £22.00 PM

Lease Length: 980 years

Current Rent: £660

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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 | £5,450 |
| Legal Fees | £1,000.00 |
| Total Investment | £33,700.00 |

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 £660 per calendar month but the potential market rent is

£ 750

| Returns Based on Rental Income | £660 | £750 |
|--------------------------------------|-----------|-----------|
| Mortgage Payments on £81,750.00 @ 5% | £340.63 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £120.00 | |
| Ground Rent | £22.00 | |
| Letting Fees | £66.00 | £75.00 |
| Total Monthly Costs | £563.63 | £572.63 |
| Monthly Net Income | £96.38 | £177.38 |
| Annual Net Income | £1,156.50 | £2,128.50 |
| Net Return | 3.43% | 6.32% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£628.50**
Adjusted To

Net Return **1.86%**

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

Annual Net Income **£757.50**
Adjusted To

Net Return **2.25%**

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 £165,000.



£165,000

2 bedroom flat for sale

+ Add to report

38/11 Seafeld Road, Edinburgh, EH6 7LQ

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 16 Jan 2020 to 11 May 2020 (115 days) by Ralph Hendrie Legal, Edinburgh

Occupying a prime corner position and views across the Firth of Forth, this fabulous two-bedroom



£125,000

1 bedroom flat for sale

+ Add to report

44/11 Seafeld Road, Craighentenny, Edinburgh, EH6 7LQ

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 23 Sep 2024 by Coulters, Edinburgh & The Lothians

Immaculately presented second floor flat. | Spacious double bedroom. | Close to Leith Links and W...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom terraced house

+ Add to report

Willans Road, Dewsbury, WF13 2NX

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Oct 2023 to 24 Nov 2023 (43 days) by Richard Kendall, Wakefield



£795 pcm

2 bedroom ground floor flat

+ Add to report

Apartment 3, Boothroyds, 20 Halifax Road, Dewsbury, WF13 2NE

CURRENTLY ADVERTISED

Marketed from 27 Nov 2024 by Richard Kendall, 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**



Current term of tenancy: **2 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.



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