

LET PROPERTY PACK

INVESTMENT INFORMATION

Conisborough
Way, Pontefract, WF9 4UD

212862078

 www.letproperty.co.uk





Property Description

Our latest listing is in Conisborough Way, Pontefract, WF9 4UD

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 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...



Conisborough
Way, Pontefract, WF9 4UD

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Property Key Features

2 Bedrooms

2 Bathrooms

Prime Opportunity for First-Time Buyers

Expansive Rooms

Allocated Parking Space

Easy Access to Local Amenities

Factor Fees: £54 pm

Ground Rent: £70 pm

Lease Length: 978 years

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.



| | |
|---------------------------------------|------------------|
| Returns Based on Rental Income | £750 |
| Mortgage Payments on £81,750.00 @ 5% | £340.63 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | £54.00 |
| Ground Rent | £70.00 |
| Letting Fees | £75.00 |
| Total Monthly Costs | £554.63 |
| Monthly Net Income | £195.38 |
| Annual Net Income | £2,344.50 |
| Net Return | 6.96% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£844.50**
Adjusted To

Net Return **2.51%**

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

Annual Net Income **£1,549.50**
Adjusted To

Net Return **4.60%**

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 £115,000.



£115,000

2 bedroom flat for sale

Conisborough Way, Hemsworth, Pontefract, West Yorkshire

NO LONGER ADVERTISED

Marketed from 5 Oct 2024 to 21 Jan 2025 (108 days) by Murphy Property Agents Ltd, Pontefract

Level access ground floor | Allocated parking | Two double bedrooms | Ensuite shower room | Open ...

+ Add to report



£110,000

2 bedroom apartment for sale

Conisborough Way, Hemsworth, WF9

CURRENTLY ADVERTISED

Marketed from 8 Feb 2025 by Ruth Pitts Estate Agents, Powered by eXp, Pontefract

Beautiful Two Bedroom First Floor Apartment | Spacious Lounge/Diner | Master Bedroom With En-Suit...

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £880 based on the analysis carried out by our letting team at **Let Property Management**.



£880 pcm

2 bedroom flat

Royal Troon Drive, Wakefield, WF1

NO LONGER ADVERTISED

Marketed from 29 Jan 2025 to 6 Feb 2025 (7 days) by OpenRent, London

No Agent Fees | Property Reference Number: 2328374

+ Add to report



£875 pcm

2 bedroom apartment

Royal Troon Mews, Wakefield, WF1 4JL

CURRENTLY ADVERTISED

Marketed from 28 Mar 2025 by Richard Kendall, Wakefield

Lovely Apartment | First Floor | Two Bedrooms | Modern Kitchen | En-Suite To Master Bed | Allocat...

+ 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**



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.



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