

LET PROPERTY PACK

INVESTMENT INFORMATION

George Street, Normanton,
WF6 2LT

213579486

 www.letproperty.co.uk





Property Description

Our latest listing is in George Street, Normanton, WF6 2LT

Get instant cash flow of **£1,781** per calendar month with a **9.5%** Gross Yield for investors.

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

4 Bedrooms

1 Bathroom

HMO Investment

**Likely to attract enquiries from
Serious Investors & Developers**

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,781

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £224,000.00 and borrowing of £168,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 224,000.00

25% Deposit	£56,000.00
SDLT Charge	£11,200
Legal Fees	£1,000.00
Total Investment	£68,200.00

Projected Investment Return



The monthly rent of this property is currently set at £1,781 per calendar month



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	£1,781
Mortgage Payments on £168,000.00 @ 5%	£700.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£178.10
Total Monthly Costs	£893.10
Monthly Net Income	£887.90
Annual Net Income	£10,654.80
Net Return	15.62%

Return **Stress Test** Analysis Report



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

Annual Net Income **£7,092.80**
Adjusted To

Net Return **10.40%**

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



Annual Net Income **£7,294.80**
Adjusted To

Net Return **10.70%**

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 £249,950.

 £249,950	<div>4 bedroom end of terrace house for sale</div> <div>Cambridge Street, Normanton</div> <div>NO LONGER ADVERTISED</div> <div>Marketed from 23 May 2024 to 9 Sep 2024 (108 days) by Richard Kendall, Normanton and Pontefract</div> <div>End Terrace Property Four Bedrooms Superbly Presented Useful Storage Cellar Enclosed Lawn...</div>	<div>+ Add to report</div>
 £230,000	<div>4 bedroom end of terrace house for sale</div> <div>Cambridge Street, Normanton</div> <div>CURRENTLY ADVERTISED SOLD STC</div> <div>Marketed from 4 Oct 2024 by Park Row Properties, Covering West Yorkshire</div> <div>Good Sized Family Bathroom Enclosed Rear Garden Cellars Good Access to Motorway Networks ...</div>	<div>+ Add to report</div>

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,802 based on the analysis carried out by our letting team at **Let Property Management**.



£1,802 pcm

4 bedroom end of terrace house

Harold Mount, Hyde Park, Leeds, LS6

NO LONGER ADVERTISED

Marketed from 14 Nov 2023 to 2 May 2024 (169 days) by Provision Properties, Leeds

Double bedrooms | 2 toilets | Bath | Shower | Dining kitchen | Spacious lounge | No basement bedr...

+ Add to report



£1,800 pcm

4 bedroom end of terrace house

Solar Avenue, Leeds, LS9

NO LONGER ADVERTISED

Marketed from 2 Jan 2025 to 23 Jan 2025 (20 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2337744

+ 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: **4 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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