

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Wood Street, Castleford,  
WF10

214788817

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





## Property Description

Our latest listing is in Wood Street, Castleford, WF10

Get instant cash flow of **£590** per calendar month with a **6.2%** Gross Yield for investors.

This property has a potential to rent for **£650** 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...**



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## Property Key Features

**2 Bedroom**

**1 Bathroom**

**Lounge and Kitchen**

**Spacious Room**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £590**

**Market Rent: £650**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior





# Initial Outlay



Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit £28,750.00

SDLT Charge £5,750

Legal Fees £1,000.00

Total Investment £35,500.00

# Projected Investment Return



The monthly rent of this property is currently set at £590 per calendar month but the potential market rent is

£ 650

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	£590	£650
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£59.00	£65.00
Total Monthly Costs	£433.38	£439.38
Monthly Net Income	£156.63	£210.63
Annual Net Income	£1,879.50	£2,527.50
Net Return	5.29%	7.12%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,227.50**  
Adjusted To

Net Return                      **3.46%**

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

Annual Net Income      **£802.50**  
Adjusted To


Net Return                      **2.26%**



# 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 £120,000.00.



**2 bedroom terraced house for sale** [+ Add to report](#)


School Street, Castleford, West Yorkshire

**NO LONGER ADVERTISED**

Marketed from 5 Feb 2025 to 7 Feb 2025 (2 days) by Manning Stainton, Garforth

Two bedroom through terrace | Stunning throughout | Modern kitchen | Low maintenance garden | Cha...

**£120,000**




[View floor plan](#)

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

27/06/2023	£110,000
01/12/2006	£90,000
12/11/2004	£76,000

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

(Approx.) Sqft: **700 sq ft** Price (£) per sqft: **£171.51**



**2 bedroom terraced house for sale** [+ Add to report](#)

Richmond Street, Castleford, WF10 4EF

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



Marketed from 22 Jan 2025 to 3 Feb 2025 (11 days) by skiving, Leeds

2 BEDROOM TERRACE | UNFURNISHED | Recently Redecorated | Spacious Rooms | New Carpets | Rear Pati...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.

	<b>2 bedroom flat</b> Barnsdale Road, Castleford, WF10 <b>NO LONGER ADVERTISED</b> Marketed from 24 Dec 2024 to 8 Jan 2025 (15 days) by OpenRent, London No Agent Fees   Property Reference Number: 2326215 EPC: <a href="#">View</a> (Approx.) Sqft: <b>570 sq ft</b> Price (€) per sqft: <b>€1.14</b>	<a href="#">+ Add to report</a>
	<b>2 bedroom end of terrace house</b> Hunt Street, Castleford, West Yorkshire, WF10 <b>NO LONGER ADVERTISED</b> Marketed from 8 Nov 2024 to 31 Dec 2024 (52 days) by Reeds Rains, Castleford Two Double Bedrooms   Modern Kitchen   Gas Central Heating   Double Glazing   Close To Local Amen...	<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**