

LET PROPERTY PACK

INVESTMENT INFORMATION

Manor Crescent,
Wakefield, WF2

214658473

 www.letproperty.co.uk





Property Description

Our latest listing is in Manor Crescent, Wakefield, WF2

Get instant cash flow of **£900** per calendar month with a **5.9%** Gross Yield for investors.

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...



Manor Crescent,
Wakefield, WF2

214658473



Property Key Features

3 bedrooms

1 bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: TBC

Ground Rent: freehold

Lease Length: freehold

Current Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £184,000.00 and borrowing of £138,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 184,000.00

25% Deposit	£46,000.00
SDLT Charge	£9,200
Legal Fees	£1,000.00
Total Investment	£56,200.00

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 £900 per calendar month.

Returns Based on Rental Income	£900
Mortgage Payments on £138,000.00 @ 5%	£575.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	freehold
Letting Fees	£90.00
Total Monthly Costs	£680.00
Monthly Net Income	£220.00
Annual Net Income	£2,640.00
Net Return	4.70%

Return **Stress Test** Analysis Report



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

Annual Net Income **£840.00**
Adjusted To

Net Return **1.49%**

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

Annual Net Income **-£120.00**
Adjusted To

Net Return **-0.21%**

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 £325,000.



£325,000

3 bedroom semi-detached house for sale

Westfield Rise, Wakefield, WF2

CURRENTLY ADVERTISED

Marketed from 19 Oct 2024 by Purplebricks, covering Wakefield

+ Add to report



£300,000

3 bedroom semi-detached house for sale

Horbury Road, Wakefield, WF2

NO LONGER ADVERTISED

Marketed from 7 Jan 2022 to 7 Jan 2022 by Rouse Homes

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

3 bedroom semi-detached house

Radcliffe Road, Wakefield

CURRENTLY ADVERTISED

Marketed from 2 Jan 2025 by Hunters, Castleford

+ Add to report



£1,100 pcm

3 bedroom semi-detached house

Wakefield , WF1

NO LONGER ADVERTISED

Marketed from 30 Jan 2025 to 12 Feb 2025 (13 days) by Letting Complete, Wakefield

+ 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: **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.



Manor Crescent, Wakefield, WF2

214658473

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