

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Woodmoor Road,  
Wakefield, WF2 7QQ

214579510

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





## Property Description

Our latest listing is in Woodmoor Road, Wakefield, WF2 7QQ

Get instant cash flow of **£730** per calendar month with a **4.8%** Gross Yield for investors.

This property has a potential to rent for **£902** which would provide the investor a Gross Yield of **5.9%** 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...**



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## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Well Maintained Property**

**Off-street Parking**

**Front and Back garden**

**2 car Semi-Detached Garage**

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

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: 11 years**

**Current Rent: £730**

**Market Rent: £902**



# 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



The monthly rent of this property is currently set at £730 per calendar month but the potential market rent is

£ 902



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	£730	£902
Mortgage Payments on £138,000.00 @ 5%	£575.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£73.00	£90.20
Total Monthly Costs	£663.00	£680.20
Monthly Net Income	£67.00	£221.80
Annual Net Income	£804.00	£2,661.60
Net Return	1.43%	4.74%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£857.60**  
Adjusted To

Net Return                      **1.53%**

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

Annual Net Income      **-£98.40**  
Adjusted To

Net Return                      **-0.18%**

# 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 £187,500.



£187,500

### 3 bedroom semi-detached house for sale

Stoney Lane, Hall Green, Wakefield

**CURRENTLY ADVERTISED** **SOLD STC**

Marketed from 11 Dec 2024 by Richard Kendall, Wakefield

Semi Detached House | Three Bedrooms | Shared Driveway | Shower Room | Good Size Rear Garden | Us...

[+ Add to report](#)



£185,000

### 3 bedroom semi-detached house for sale

Fairbrook Road, Wakefield

**CURRENTLY ADVERTISED** **SOLD STC**

Marketed from 15 Jan 2025 by Richard Kendall, Wakefield

Semi Detached Property | Three Bedrooms | Close To Local Schools & Transport Links | Downstairs S...

[+ Add to report](#)



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our letting team at **Let Property Management**.



£975 pcm

### 3 bedroom semi-detached house

Bull Lane, Crigglestone, WF4 3EU

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 24 Jan 2024 to 14 Mar 2024 (50 days) by Richard Kendall, Wakefield

Semi Detached Property | Three Bedrooms | Beautifully Presented | Spacious Lounge | Driveway And ...

+ Add to report



£950 pcm

### 3 bedroom semi-detached house

Newland Crescent, Durkar, WF4 3AU

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 4 Jul 2024 to 7 Aug 2024 (33 days) by Richard Kendall, Wakefield

Semi Detached House | Three Bedrooms | Separate Dining Room | Newly Decorated | Lawned Garden | D...

+ 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: **3 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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