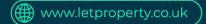


LET PROPERTY PACK

INVESTMENT INFORMATION

Cliff Villas, Pontefract, WF8

214855168











Property Description

Our latest listing is in Cliff Villas, Pontefract, WF8

Get instant cash flow of £3,300 per calendar month with a 10.9% 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...







Cliff Villas, Pontefract, WF8



6 bedrooms

2 bathrooms

Spacious Rooms

Modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £3,300

214855168

Kitchen









Bedrooms









Bathroom









Exterior









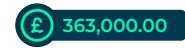
Initial Outlay





Figures based on assumed purchase price of £363,000.00 and borrowing of £272,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£90,750.00**

SDLT Charge £23,800

Legal Fees £1,000.00

Total Investment £115,550.00

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 £3,300 per calendar month.

Returns Based on Rental Income	£3,300
Mortgage Payments on £272,250.00 @ 5%	£1,134.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	Freehold
Letting Fees	£330.00
Total Monthly Costs	£1,479.38
Monthly Net Income	£1,820.63
Annual Net Income	£21,847.50
Net Return	18.91%

Return Stress Test Analysis Report





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

Annual Net Income

£15,247.50

Adjusted To

Net Return

13.20%

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

Annual Net Income

£16,402.50

Adjusted To

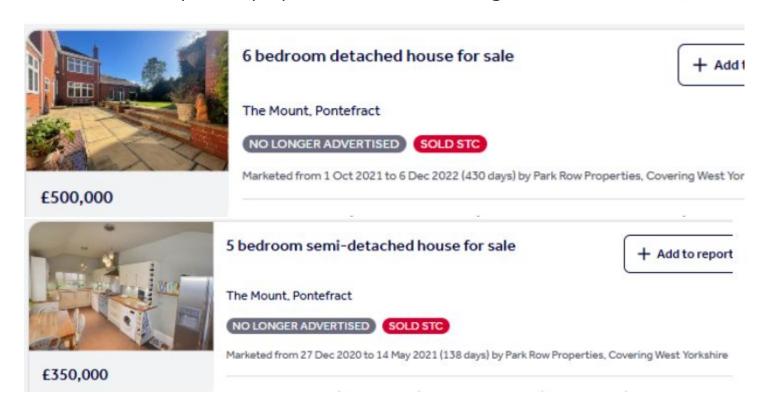
Net Return

14.20%

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 £500,000.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £4,250 based on the analysis carried out by our letting team at **Let Property**Management.



4 bedroom detached house

+ Add to report

Farrer Lane, Leeds, West Yorkshire, LS26

CURRENTLY ADVERTISED

Marketed from 4 Feb 2025 by Harvey Hamilton, Manchester





4 bedroom detached house

+ Add to report

The Green, Woolley, Wakefield, West Yorkshire, UK, WF4

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Jun 2023 to 5 Jul 2023 (28 days) by Linley & Simpson, Wakefield

£3,000 pcm

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: **Moved in** within the last 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.





Interested in this property investment?

Call us on **0141 478 0985**

Cliff Villas, Pontefract, WF8



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.