

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Cliff Villas, Pontefract, WF8

214855168

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





## 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

214855168



## Property Key Features

**6 bedrooms**

**2 bathrooms**

**Spacious Rooms**

**Modern Kitchen**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £3,300**



# 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

£ 363,000.00

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	TBC
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.



£500,000

## 6 bedroom detached house for sale

+ Add to report

The Mount, Pontefract

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Oct 2021 to 6 Dec 2022 (430 days) by Park Row Properties, Covering West Yor



£350,000

## 5 bedroom semi-detached house for sale

+ Add to report

The Mount, Pontefract

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Dec 2020 to 14 May 2021 (138 days) by Park Row Properties, Covering West Yorkshire



# 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**.



£4,250 pcm

## 4 bedroom detached house

Farrer Lane, Leeds, West Yorkshire, LS26

CURRENTLY ADVERTISED

Marketed from 4 Feb 2025 by Harvey Hamilton, Manchester

+ Add to report



£3,000 pcm

## 4 bedroom detached house

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

+ 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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including  
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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**