

LET PROPERTY PACK

INVESTMENT INFORMATION

Ebberton Close,
Pontefract, WF9 4UN

216536441

 www.letproperty.co.uk





Property Description

Our latest listing is in Ebberton Close, Pontefract, WF9 4UN

Get instant cash flow of **£750** per calendar month with a **8.3%** Gross Yield for investors.

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

2 Bedrooms

2 Bathrooms

Ensuite

Private assigned parking space

**Shared garden space at the rear
of the property**

Easy Access to Local Amenities

Factor Fees: £148.33 pm

Ground Rent: £150 pa

Lease Length: 980 years

Current Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £109,000.00 and borrowing of £81,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 109,000.00

25% Deposit	£27,250.00
SDLT Charge	£5,450
Legal Fees	£1,000.00
Total Investment	£33,700.00

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month



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	£750
Mortgage Payments on £81,750.00 @ 5%	£340.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£148.33
Ground Rent	£12.50
Letting Fees	£75.00
Total Monthly Costs	£591.46
Monthly Net Income	£158.55
Annual Net Income	£1,902.54
Net Return	5.65%

Return **Stress Test** Analysis Report



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

Annual Net Income **£402.54**
Adjusted To

Net Return **1.19%**

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

Annual Net Income **£417.54**
Adjusted To

Net Return **1.24%**

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 £115,000.



£115,000

2 bedroom flat for sale

+ Add to report

Conisborough Way, Hemsworth, Pontefract, West Yorkshire

NO LONGER ADVERTISED

Marketed from 5 Oct 2024 to 21 Jan 2025 (108 days) by Murphy Property Agents Ltd, Pontefract

Level access ground floor | Allocated parking | Two double bedrooms | Ensuite shower room | Open ...



£110,000

2 bedroom apartment for sale

+ Add to report

Conisborough Way, Hemsworth, WF9

CURRENTLY ADVERTISED

Marketed from 8 Feb 2025 by Ruth Pitts Estate Agents, Powered by eXp, Pontefract

Beautiful Two Bedroom First Floor Apartment | Spacious Lounge/Diner | Master Bedroom With En-Suit...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

2 bedroom flat

+ Add to report

Ebberton Close, Hemsworth, Pontefract, West Yorkshire, WF9

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Feb 2025 to 25 Mar 2025 (47 days) by Logic Lettings Ltd, Pontefract

Modern living throughout | Two double bedrooms | Off street parking | Close to local amenities | ...



£795 pcm

2 bedroom apartment

+ Add to report

Wentworth Mews, Pontefract

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Apr 2024 to 16 May 2024 (29 days) by Crown Estate Agents, Pontefract

Generous Lounge with Open Plan Kitchen Area | Two Good Sized Double Bedrooms | Two en-suite bathr...

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.



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