

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Carr Lane, South Kirby,  
Pontefract, WF9 3DB

216104056

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## Property Description

Our latest listing is in Carr Lane, South Kirby, Pontefract, WF9 3DB

Get instant cash flow of **£650** per calendar month with a **8.0%** Gross Yield for investors.

This property has a potential to rent for **£653** which would provide the investor a Gross Yield of **8.0%** if the rent was increased to market rate.

**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...



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Pontefract, WF9 3DB

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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Street Parking**

**Rear Garden**

**Easy Access to Local Amenities**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £650**

**Market Rent: £653**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £98,000.00 and borrowing of £73,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 98,000.00

25% Deposit	£24,500.00
SDLT Charge	£4,900
Legal Fees	£1,000.00
Total Investment	£30,400.00

# Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 653



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	£650	£653
Mortgage Payments on £73,500.00 @ 5%	£306.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£65.00	£65.30
Total Monthly Costs	£386.25	£386.55
Monthly Net Income	£263.75	£266.45
Annual Net Income	£3,165.00	£3,197.40
Net Return	10.41%	10.52%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,891.40**  
Adjusted To

Net Return                      **6.22%**

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


Annual Net Income      **£1,727.40**  
Adjusted To

Net Return                      **5.68%**

# 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 £110,000.



### 2 bedroom end of terrace house for sale

Ivy Terrace, South Elmsall, Pontefract


NO LONGER ADVERTISED **SOLD STC**

Marketed from 29 Jan 2024 to 7 Aug 2024 (190 days) by William H. Brown, Pontefract

\*\*\*GUIDE PRICE £110,000 - £115,000\*\*\* | Two Double Bedroom End-Terrace Home | Large Dining Kitcher...

[+ Add to report](#)

£110,000



### 2 bedroom end of terrace house for sale

Prospect Terrace, South Kirkby, Pontefract, West Yorkshire, WF9

NO LONGER ADVERTISED **SOLD STC**

Marketed from 30 Nov 2024 to 23 Jan 2025 (53 days) by Whitegates, Pontefract, South Elmsall and Castleford

Two Bedroom End Terrace House | UPVC Double Glazing & Gas Combi Central Heating System | Two Rece...

[+ Add to report](#)

£105,000

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

## 2 bedroom end of terrace house

Mill Lane, South Kirkby, Pontefract

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Feb 2024 to 1 Mar 2024 (16 days) by Crown Estate Agents, Pontefract

Good Size Reception Room | Spacious Dining Room | L Shaped Kitchen | Two Double First Floor Bedro...

+ Add to report



£675 pcm

## 2 bedroom end of terrace house

Field Crescent, South Elmsall, WF9 2EG

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Sep 2024 to 21 Oct 2024 (40 days) by Richard Kendall, Wakefield

End Terrace Property | Two Bedrooms | Spacious Lounge | Well Presented | Off Street Parking | Con...

+ 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.



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