

LET PROPERTY PACK

INVESTMENT INFORMATION

Montague Street, Barnsley,
S72 & Pontefract Road,
Cudworth, Barnsley

214522403

 www.letproperty.co.uk





Property Description

Our latest listing is in Montague Street, Barnsley, S72 & Pontefract Road, Cudworth, Barnsley

Get instant cash flow of **£1,150** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£1,400** which would provide the investor a Gross Yield of **6.6%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

Don't miss out on this fantastic investment opportunity...



Montague Street,
Barnsley, S72 & Pontefract
Road, Cudworth, Barnsley

214522403



Property Key Features

4 bedrooms

2 bathrooms

Spacious Kitchen

Three Piece Bathroom

Factor Fees: tbc

Ground Rent: tbc

Lease Length: tbc

Current Rent: £1,150

Market Rent: £1,400

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £253,000.00 and borrowing of £189,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 253,000.00

25% Deposit	£63,250.00
SDLT Charge	£15,300
Legal Fees	£1,000.00
Total Investment	£79,550.00

Projected Investment Return



The monthly rent of this property is currently set at £1,150 per calendar month but the potential market rent is

£ 1,400

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	£1,150	£1,400
Mortgage Payments on £189,750.00 @ 5%	£790.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	tbc	
Ground Rent	tbc	
Letting Fees	£115.00	£140.00
Total Monthly Costs	£920.63	£945.63
Monthly Net Income	£229.38	£454.38
Annual Net Income	£2,752.50	£5,452.50
Net Return	3.46%	6.85%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,652.50**
Adjusted To

Net Return **3.33%**

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

Annual Net Income **£1,657.50**
Adjusted To

Net Return **2.08%**

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 £280,000.



£280,000

4 bedroom terraced house for sale

+ Add to report

Park Grove, Barnsley, South Yorkshire

NO LONGER ADVERTISED

Marketed from 1 Oct 2020 to 15 Oct 2020 (13 days) by Express Estate Agency, Nationwide

5 Bedrooms | Spacious Kitchen | Large Open Plan Living/Dining Room | Arranged Over 4 Floors | Lar...



EPC:

[View](#)

(Approx.) Sqft: **2,347 sq ft** Price (£) per sqft: **£119.33**



£280,000

4 bedroom terraced house for sale

+ Add to report

Park Grove, Barnsley, S70 1QE




NO LONGER ADVERTISED

Marketed from 9 Dec 2019 to 30 Sep 2020 (295 days) by Hunters, Barnsley

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,800 based on the analysis carried out by our letting team at **Let Property Management**.

 <p>£1,800 pcm</p>	<p>4 bedroom terraced house</p> <p>Carlton Terrace, Great Cambridge Road, London, N18</p> <p>NO LONGER ADVERTISED LET AGREED</p> <p>Marketed from 1 Jun 2017 to 19 Jan 2018 (232 days) by IC Property, Edmonton</p> <p>Spacious Two reception rooms First floor bathroom Fitted kitchen Double glazing Gas cen...</p> <p> EPC: View</p> <p>(Approx.) Sqft: 1,076 sq ft Price (£) per sqft: £1.67</p>
 <p>£1,700 pcm</p>	<p>4 bedroom end of terrace house</p> <p>The Blacksmiths Shop, Kiln Lane, Emley, Huddersfield</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 14 Jan 2025 to 4 Feb 2025 (21 days) by The PMG, Covering Holmfirth</p>

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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