

LET PROPERTY PACK

INVESTMENT INFORMATION

Jacobs Court, Horbury,
Wakefield, WF4 5BX

219564727

 www.letproperty.co.uk





Property Description

Our latest listing is in Jacobs Court, Horbury, Wakefield, WF4 5BX

Get instant cash flow of **£695** per calendar month with a **6.67%** Gross Yield for investors.

This property has a potential to rent for **£811** which would provide the investor a Gross Yield of **7.79%** 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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Property Key Features

2 Bedrooms

2 Bathrooms

Private Driveway Parking

Private Rear Garden

Factor Fees: £20.83 pm

Ground Rent: £10.41 pm

Lease Length: 107 years

Current Rent: £695

Market Rent: £811

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £144,000.00 and borrowing of £108,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 144,000.00

25% Deposit £36,000.00

SDLT Charge £7,580

Legal Fees £1,000.00

Total Investment £44,580.00

Projected Investment Return



The monthly rent of this property is currently set at £695 per calendar month but the potential market rent is

£ 811



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£695	£811
Mortgage Payments on £108,000.00 @ 5%	£450.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£20.83	
Ground Rent	£10.41	
Letting Fees	£69.50	£81.10
Total Monthly Costs	£565.74	£577.34
Monthly Net Income	£129.26	£233.66
Annual Net Income	£1,551.12	£2,803.92
Net Return	3.48%	6.29%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,181.92**
Adjusted To

Net Return **2.65%**

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

Annual Net Income **£768.84**
Adjusted To

Net Return **1.72%**

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 £159,950.



£159,950

2 bedroom apartment for sale

+ Add to report

Northfield Lane, Horbury, Wakefield, WF4

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Oct 2021 to 11 Oct 2024 (1098 days) by Holroyd Miller, Wakefield

EXECUTIVE APARTMENT | GROUND FLOOR | TWO BEDROOMS | MASTER WITH EN SUITE | GATED ENTRANCE | SELEC...



£155,000

2 bedroom flat for sale

+ Add to report

St. Peters Court, Horbury, Wakefield

NO LONGER ADVERTISED

Marketed from 9 Sep 2024 to 4 Nov 2024 (55 days) by Richard Kendall, Horbury

First Floor Apartment | Two Bedrooms | Plus Study/Occasional Room | Close To Horbury Town Centre ...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom apartment

Mayfair Court, Thornes, Wakefield

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Apr 2025 to 29 Apr 2025 (26 days) by Hodsons Estate Agents, Wakefield

ENTRANCE HALL | UTILITY CUPBOARD | HANDY STORAGE CUPBOARD with FITTED SHELVEING | LOUNGE / KITCHEN...

+ Add to report



£825 pcm

2 bedroom apartment

Bowling Court, Wakefield

NO LONGER ADVERTISED

Marketed from 23 Jul 2024 to 5 Aug 2024 (13 days) by Propertytnest, Leeds

2 Bedrooms | Allocated car parking space | Central Location | Close to local amenities | Modern...

+ 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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