

LET PROPERTY PACK

INVESTMENT INFORMATION

Carleton View, Pontefract,
WF8 2SD

219564967

 www.letproperty.co.uk





Property Description

Our latest listing is in Carleton View,
Pontefract, WF8 2SD

Get instant cash flow of **£520** per calendar
month with a **5.67%** Gross Yield for investors.

This property has a potential to rent for **£950**
which would provide the investor a Gross Yield
of **10.36%** 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

1 Bathroom

On-Street Parking

Private Rear Garden

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £520

Market Rent: £950

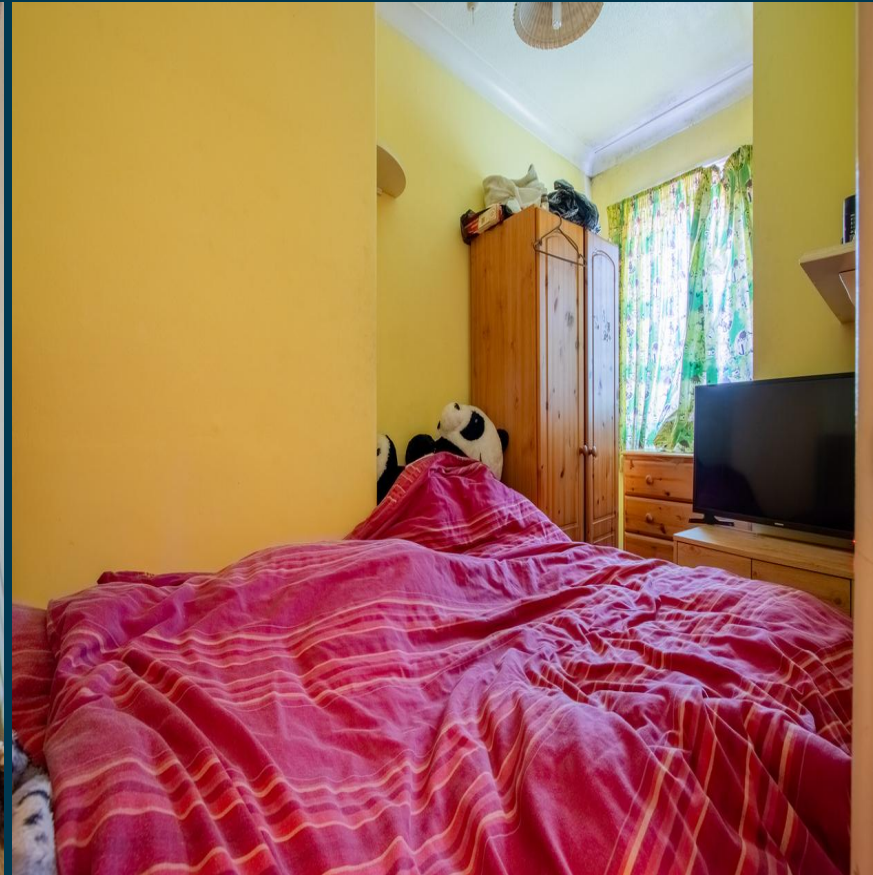
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £127,000.00 and borrowing of £95,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 127,000.00

25% Deposit	£31,750.00
SDLT Charge	£6,390
Legal Fees	£1,000.00
Total Investment	£39,140.00

Projected Investment Return



The monthly rent of this property is currently set at £520 per calendar month but the potential market rent is

£ 950



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



Returns Based on Rental Income	£520	£950
Mortgage Payments on £95,250.00 @ 5%	£396.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£52.00	£95.00
Total Monthly Costs	£463.88	£506.88
Monthly Net Income	£56.13	£443.13
Annual Net Income	£673.50	£5,317.50
Net Return	1.72%	13.59%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,417.50**
Adjusted To

Net Return **8.73%**

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

Annual Net Income **£3,412.50**
Adjusted To

Net Return **8.72%**

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 £135,000.



£135,000

2 bedroom terraced house for sale

+ Add to report

Queen Street, Pontefract, West Yorkshire, WF8

CURRENTLY ADVERTISED

SOLD STC

Marketed from 15 May 2022 by Bradleys Real Estate, Pontefract

NO CHAIN | Attention First Time Buyers | Attention Investors | Two Good Sized Bedrooms | Tastefu...



£130,000

2 bedroom terraced house for sale

+ Add to report

Queen Street, Pontefract, WF8

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Nov 2024 to 13 May 2025 (173 days) by Purplebricks, covering Wakefield

Ideal First Time Purchase | Viewings Booked 24/7 | Interactive 3D Tour Available | Close To Al...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property Management**.



£1,050 pcm

2 bedroom terraced house

+ Add to report

Station Road, Ackworth, Pontefract, West Yorkshire, WF7

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Apr 2025 to 23 Jun 2025 (55 days) by Logic Lettings Ltd, Pontefract

Stunning Two Bedroom Terrace Home | Two Reception Rooms | Well Presented Throughout | Village Loc...



£975 pcm

2 bedroom terraced house

+ Add to report

Pontefract Road, Ackworth, Pontefract, West Yorkshire, WF7

NO LONGER ADVERTISED

Marketed from 7 Sep 2024 to 5 Oct 2024 (27 days) by Reeds Rains, Pontefract

- Two double bedrooms | - Parking | - Village Location | - Council Tax B | - EPC C

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**



Current term of tenancy: **10 years+**



Standard Tenancy Agreement In Place: **Yes**



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



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order

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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