

LET PROPERTY PACK

INVESTMENT INFORMATION

Moulton Chase,
Hemsworth, Pontefract,
WF9 4DU

219487815

 www.letproperty.co.uk





Property Description

Our latest listing is in Moulton Chase, Hemsworth, Pontefract, WF9 4DU

Get instant cash flow of **£595** per calendar month with a **9.52%** Gross Yield for investors.

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

1 Bedroom

1 Bathroom

Private Garage Parking

Private Rear Garden

Factor Fees: £91 pm

Ground Rent: TBC

Lease Length: 979 years

Current Rent: £595

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £86,000.00 and borrowing of £64,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 86,000.00

25% Deposit	£21,500.00
SDLT Charge	£4,300
Legal Fees	£1,000.00
Total Investment	£26,800.00

Projected Investment Return



The monthly rent of this property is currently set at £595 per calendar month



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



Returns Based on Rental Income	£595
Mortgage Payments on £64,500.00 @ 5%	£268.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£91.00
Ground Rent	TBC
Letting Fees	£59.50
Total Monthly Costs	£434.25
Monthly Net Income	£160.75
Annual Net Income	£1,929.00
Net Return	7.20%

Return **Stress Test** Analysis Report



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

Annual Net Income **£739.00**
Adjusted To

Net Return **2.76%**

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

Annual Net Income **£639.00**
Adjusted To

Net Return **2.38%**

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 £90,000.



£90,000

1 bedroom flat for sale

+ Add to report

Albion House, Barnsley, South Yorkshire, S70 1JT

NO LONGER ADVERTISED

Marketed from 15 Feb 2023 to 12 Feb 2025 (728 days) by Gates Estates, Barnsley

RENTAL INCOME OF £395 PCM | YIELD OF APPROX 5.3% | EXTREMELY SPACIOUS | ONE LARGE DOUBLE BEDROOM ...



£89,500

1 bedroom apartment for sale

+ Add to report

Plaza Quarter 3, Sackville Street, Barnsley

CURRENTLY ADVERTISED

Marketed from 28 Feb 2024 by Wilbys, Barnsley

SOLD WITH TENANT IN SITU | 8% NET YIELD

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

1 bedroom apartment

+ Add to report

Regent House, Regent street, Barnsley

NO LONGER ADVERTISED

Marketed from 4 Mar 2025 to 5 Mar 2025 by Hunters, Barnsley

AVAILABLE TO LET | STUDIO APARTMENT | CLOSE TO BARNSELY TOWN CENTRE | CLOSE TO PUBLIC TRANSPORT



£625 pcm

1 bedroom flat

+ Add to report

Flanshaw Lane, Wakefield, West Yorkshire, UK, WF2

CURRENTLY ADVERTISED

LET AGREED

Marketed from 3 Jul 2025 by Linley & Simpson, Wakefield

DEPOSIT FREE OPTION AVAILABLE - MODERN ONE BEDROOM FIRST FLOOR APARTMENT Popular location for pro...

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: **2 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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