

LET PROPERTY PACK

INVESTMENT INFORMATION

Shelley Drive, Knottingley, WF11

219753404











Property Description

Our latest listing is in Shelley Drive, Knottingley, WF11

Get instant cash flow of £950 per calendar month with a 8.4% Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect 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...







Shelley Drive, Knottingley, WF11



2 Bedrooms

1 Bathroom

Good Condition

Rear Garden Space

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £950

219753404

Lounge









Kitchen







Bedrooms









Bathroom







Exterior







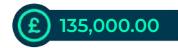
Initial Outlay





Figures based on assumed purchase price of £135,000.00 and borrowing of £101,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£33,750.00**

SDLT Charge £6,950

Legal Fees £1,000.00

Total Investment £41,700.00

Projected Investment Return





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

| Returns Based on Rental Income | £950 |
|---------------------------------------|-----------|
| Mortgage Payments on £101,250.00 @ 5% | £421.88 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | £0.00 |
| Ground Rent | Freehold |
| Letting Fees | £95.00 |
| Total Monthly Costs | £531.88 |
| Monthly Net Income | £418.13 |
| Annual Net Income | £5,017.50 |
| Net Return | 12.03% |

Return Stress Test Analysis Report





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

Annual Net Income

£3,117.50

Adjusted To

Net Return

7.48%

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income

£2,992.50

Adjusted To

Net Return

7.18%

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 £165,000.



2 bedroom town house for sale

+ Add to report

+ Add to report

Arncliffe Drive, Knottingley, West Yorkshire, WF11

(NO LONGER ADVERTISED) (SOLD STC)

Marketed from 3 Feb 2025 to 22 Jun 2025 (139 days) by Bradleys Real Estate, Pontefract

£165,000



Arncliffe Drive, Knottingley, WF11

2 bedroom terraced house for sale

NO LONGER ADVERTISED SOLD STC

£130,000

Marketed from 26 Mar 2025 to 8 Aug 2025 (134 days) by Ruth Pitts Estate Agents, Powered by eXp. Pontefract

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

2 bedroom town house

+ Add to report

+ Add to report

The Hawthorns, Pontefract, West Yorkshire, WF8

NO LONGER ADVERTISED

Marketed from 12 Dec 2024 to 6 Jan 2025 (24 days) by Leef Property Management Ltd, Warrington



LET AGREED

Marketed from 11 Oct 2024 to 10 Jan 2025 (90 days) by Bradleys Real Estate, Pontefract

Doncaster Road, Knottingley, West Yorkshire, WF11

NO LONGER ADVERTISED

2 bedroom terraced house

£750 pcm

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: 4 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.





Interested in this property investment?

Call us on **0141 478 0985**

Shelley Drive, Knottingley, WF11



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.