

LET PROPERTY PACK

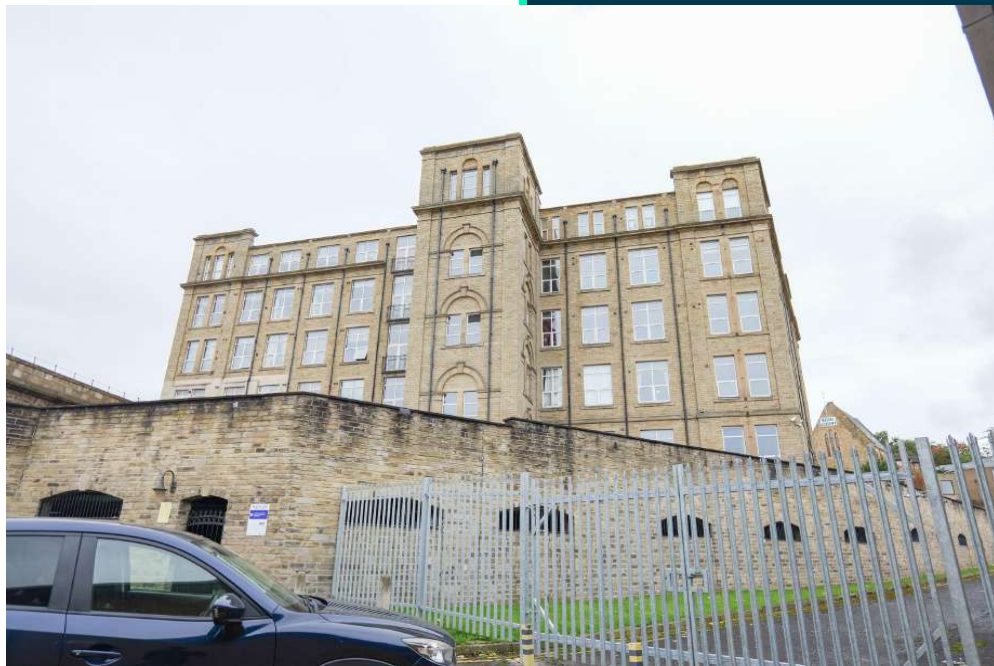
INVESTMENT INFORMATION

Sprinkwell, 1 Bradford
Road, Dewsbury, WF13

221581899

 www.letproperty.co.uk





Property Description

Our latest listing is in Sprinkwell, 1 Bradford Road, Dewsbury, WF13

Get instant cash flow of **£950** per calendar month with a **8.6%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **9.1%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Sprinkwell, 1 Bradford
Road, Dewsbury, WF13

221581899



Property Key Features

2 bedrooms

2 bathrooms

Private indoor space

Versatile living areas

Factor Fees: £145.00 PM

Ground Rent: £2.30 PM

Lease Length: 976 years

Current Rent: £950

Market Rent: £1,000

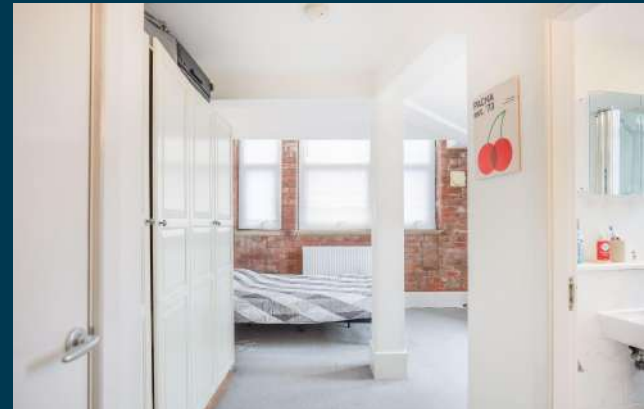
Lounge



Kitchen



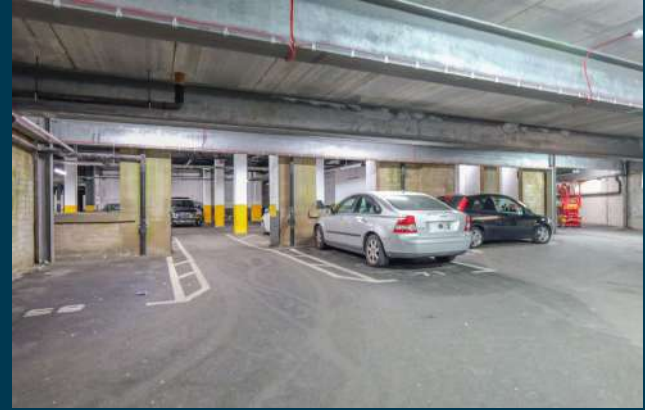
Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of 132,000.00 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 132,000.00

25% Deposit	£33,000.00
SDLT Charge	£6,740
Legal Fees	£1,000.00
Total Investment	£40,740.00

Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£ 1,000

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



Returns Based on Rental Income	£950	£1,000
Mortgage Payments on £99,000.00 @ 5%	£412.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£145.00	
Ground Rent	£2.30	
Letting Fees	£95.00	£100.00
Total Monthly Costs	£669.80	£674.80
Monthly Net Income	£280.20	£325.20
Annual Net Income	£3,362.40	£3,902.40
Net Return	8.25%	9.58%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,902.40**
Adjusted To

Net Return **4.67%**

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

Annual Net Income **£1,950.00**
Adjusted To

Net Return **4.79%**

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 £125,000.



£125,000

1 bedroom house for sale

+ Add to report

Kingsway Gardens, Ossett

CURRENTLY ADVERTISED

Marketed from 21 Feb 2025 by Richard Kendall, Ossett

Top Floor Apartment | One Double Bedroom | Modern Bathroom | Open Plan Kitchen Dining Living | Al...



£125,000

1 bedroom apartment for sale

+ Add to report

Tolson Street, Ossett, West Yorkshire

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Oct 2024 to 18 Apr 2025 (191 days) by Manning Stainton, Wakefield

Top Floor Apartment | Sold with no Chain | Modern Development | Underfloor heating | Council Tax

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

3 bedroom duplex

Halifax Road, Dewsbury, WF13

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Apr 2025 to 19 Sep 2025 (158 days) by Ezmuve Estate Agents, Batley

+ Add to report

AVAILABLE TO LET IMMEDIATELY | Duplex Apartment | Luxury Home | 2 Bathrooms | Part Furnished | Sn



£950 pcm

2 bedroom apartment

Flat 2, Halifax Road, Dewsbury, WF13

NO LONGER ADVERTISED

Marketed from 13 Apr 2025 to 6 Jul 2025 (83 days) by Ezmuve Estate Agents, Batley

+ Add to report

Current Tenant Profile



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

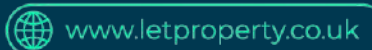


Current term of tenancy: **Moved in within 2 years**



Payment history: **On time for the 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.



Sprinkwell, 1 Bradford Road, Dewsbury,
WF13

221581899

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.



LETPROPERTY