

LET PROPERTY PACK

INVESTMENT INFORMATION

Grove Road, Wakefield,
WF1 1UW

221301947

 www.letproperty.co.uk





Property Description

Our latest listing is in Grove Road, Wakefield, WF1 1UW

Get instant cash flow of **£600** per calendar month with a **10.4%** Gross Yield for investors.

This property has a potential to rent for **£689** which would provide the investor a Gross Yield of **12.0%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Grove Road, Wakefield,
WF1 1UW

221301947



Property Key Features

1 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £151 PM

Ground Rent: TBC

Lease Length: 997 years

Current Rent: £600

Market Rent: £689

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £69,000.00 and borrowing of £51,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 69,000.00

25% Deposit £17,250.00

SDLT Charge £3,450

Legal Fees £1,000.00

Total Investment £21,700.00

Projected Investment Return



The monthly rent of this property is currently set at £600.00 per calendar month but the potential market rent is

£ 689

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



Returns Based on Rental Income	£600	£689
Mortgage Payments on £51,750.00 @ 5%	£215.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£151.00	
Ground Rent	TBC	
Letting Fees	£60.00	£68.90
Total Monthly Costs	£441.63	£450.53
Monthly Net Income	£158.38	£238.48
Annual Net Income	£1,900.50	£2,861.70
Net Return	8.76%	13.19%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,483.70**
Adjusted To

Net Return **6.84%**

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

Annual Net Income **£1,826.70**
Adjusted To

Net Return **8.42%**

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 £70,000.



£70,000

1 bedroom apartment for sale

+ Add to report

Apartment 11, The Old Chapel, Grove Road, Wakefield, West Yorkshire

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Aug 2024 to 9 Aug 2025 (358 days) by Manning Stainton, Wakefield

Additional information available on request



£62,000

1 bedroom apartment for sale

+ Add to report

Grove Road, WAKEFIELD

CURRENTLY ADVERTISED

Marketed from 19 Sep 2025 by William H. Brown, Northern Auction Centre

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

1 bedroom apartment

Grove Road, WAKEFIELD

NO LONGER ADVERTISED

Marketed from 15 Oct 2025 to 20 Oct 2025 (4 days) by William H. Brown Lettings, Wakefield

+ Add to report



£650 pcm

1 bedroom flat

Grove Road, Wakefield

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Sep 2023 to 30 Sep 2023 (18 days) by Bridgfords Lettings, Wakefield

+ 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 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.



 www.letproperty.co.uk

Grove Road, Wakefield, WF1 1UW

221301947

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