

### LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Grove Road, Wakefield, WF1 1UW

221301947











### **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



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

221301947

### Lounge









### Kitchen





### Bedrooms







### Bathroom







### **Exterior**









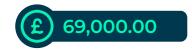
### **Initial Outlay**





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**



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



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%

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



## 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.



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

£70,000



£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**.



#### 1 bedroom apartment

+ Add to report

Grove Road, WAKEFIELD

NO LONGER ADVERTISED

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



£650 pcm

#### 1 bedroom flat

+ Add to report

Grove Road, Wakefield

NO LONGER ADVERTISED LET AGREED

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

#### **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



Current term of tenancy: **Moved in** within the last 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.





# Interested in this property investment?

Call us on **0141 478 0985** 



Grove Road, Wakefield, WF1 1UW



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.