

LET PROPERTY PACK

INVESTMENT INFORMATION

Heckmondwike Road,
Dewsbury, WF13

222152341

 www.letproperty.co.uk





Property Description

Our latest listing is in Heckmondwike Road, Dewsbury, WF13

Get instant cash flow of **£450** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£705** which would provide the investor a Gross Yield of **8.9%** if the rent was increased to market rate.

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



Heckmondwike Road,
Dewsbury, WF13

222152341



Property Key Features

2 bedroom

1 bathroom

Spacious Lounge

Good Condition

Factor Fees: £10 pm

Ground Rent: £0

Lease Length: 125 years

Current Rent: £450

Market Rent: £705

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £95,000.00 and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 95,000.00

25% Deposit	£23,750.00
SDLT Charge	£4,750
Legal Fees	£1,000.00
Total Investment	£29,500.00

Projected Investment Return



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



The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

£ 705

Returns Based on Rental Income	£450	£705
Mortgage Payments on £71,250.00 @ 5%	£296.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£10.00	
Ground Rent	£0.00	
Letting Fees	£45.00	£70.50
Total Monthly Costs	£366.88	£392.38
Monthly Net Income	£83.13	£312.63
Annual Net Income	£997.50	£3,751.50
Net Return	3.38%	12.72%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,341.50**
Adjusted To

Net Return **7.94%**

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

Annual Net Income **£2,326.50**
Adjusted To

Net Return **7.89%**

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 £110,000.



£110,000

2 bedroom ground floor flat for sale

— Remove

Cullingworth Street, Dewsbury, West Yorkshire, WF13

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 Sep 2024 to 3 Apr 2025 (194 days) by EweMove, Covering Yorkshire



£100,000

2 bedroom apartment for sale

— Remove

Highfield Chase, Dewsbury

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Apr 2024 to 4 Dec 2024 (229 days) by Bramleys, Mirfield

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 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



£875 pcm

2 bedroom apartment

Wellfield Mews, Staincliffe, Dewsbury, West Yorkshire, WF13

NO LONGER ADVERTISED

Marketed from 23 Oct 2025 to 5 Nov 2025 (12 days) by Reeds Rains, Cleckheaton

+ 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**



Current term of tenancy: **5 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.



www.letproperty.co.uk

Heckmondwike Road, Dewsbury, WF13

222152341

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