

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Heckmondwike Road, Dewsbury, WF13

222152341











## **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



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**









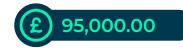
## **Initial Outlay**





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**



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
1	

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.



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





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

£100,000

## 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**.



#### 2 bedroom apartment

+ Add to report

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



#### 2 bedroom apartment

+ Add to report



£875 pcm

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

#### **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.





# Interested in this property investment?

Call us on **0141 478 0985** 



Heckmondwike Road, Dewsbury, WF13



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.