

LET PROPERTY PACK

INVESTMENT INFORMATION

Westgate Heckmondwike
WF16

229252739

 www.letproperty.co.uk





Property Description

Our latest listing is in Westgate Heckmondwike WF16

Get instant cash flow of **£1,700.00** per calendar month with a **5.9%** Gross Yield for investors.

This property has a potential to rent for **£2,500.00** which would provide the investor a Gross Yield of **8.7%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



Westgate Heckmondwike
WF16

229252739



Property Key Features

3 Bedrooms

3 Bathrooms

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £1,700.00 PM

Market Rent: £2,500.00 PM

Lounge



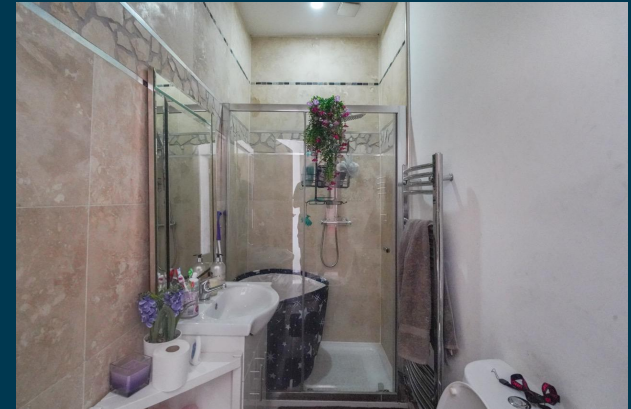
Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £345,000 and borrowing of £258,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 345,000.00

25% Deposit £86,250.00

SDLT Charge £24,500

Legal Fees £1,000.00

Total Investment £111,750.00

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 £1,700.00 per calendar month but the potential market rent is

£ 2,500.00

Returns Based on Rental Income	£1,700.00	£2,500.00
Mortgage Payments on £258,750.00 @ 5%	£1,078.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£170.00	£250.00
Total Monthly Costs	£1,263.13	£1,343.13
Monthly Net Income	£436.88	£1,156.88
Annual Net Income	£5,242.50	£13,882.50
Net Return	4.69%	12.42%

Return Stress Test Analysis Report



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

Annual Net Income **£8,882.50**
Adjusted To

Net Return **7.95%**

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

Annual Net Income **£8,707.50**
Adjusted To

Net Return **7.79%**

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 £375,000.



£375,000

3 bedroom detached house for sale

+ Add to report

The Old Warehouse, Forge Lane, Liversedge

CURRENTLY ADVERTISED

SOLD STC

Marketed from 16 Apr 2025 by Barkers Estate Agents, Birkenshaw



£350,000

3 bedroom terraced house for sale

+ Add to report

Leeds Road, Littletown, Liversedge, West Yorkshire

NO LONGER ADVERTISED

Marketed from 10 Apr 2026 to 28 Aug 2026 (139 days) by Springbok Properties, Nationwide

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,750 based on the analysis carried out by our letting team at **Let Property Management**.



£2,750 pcm

6 bedroom detached house

+ Add to report

Lodge Lane, Liversedge

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Jan 2026 to 6 Mar 2026 (37 days) by Martin & Co, Huddersfield



£2,550 pcm

5 bedroom detached house

+ Add to report

Traith Court, White Lee Road, Batley, West Yorkshire, WF17

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Jul 2025 to 10 Oct 2025 (98 days) by Robert Watts Property Management, 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**



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

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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.



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