

# LET PROPERTY PACK

## INVESTMENT INFORMATION

The Pinnacle, Ings Road,  
Wakefield, WF1

225742848

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in The Pinnacle, Ings Road, Wakefield, WF1

Get instant cash flow of **£700** per calendar month with a **8.4%** Gross Yield for investors.

This property has a potential to rent for **£963** which would provide the investor a Gross Yield of **11.6%** 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...**



The Pinnacle, Ings Road,  
Wakefield, WF1

225742848



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Living Spaces**

**Easy Access to Local Amenities**

**Factor Fees: £125.00 PM**

**Ground Rent: £32.00 PM**

**Lease Length: 106 years**

**Current Rent: £700**

**Market Rent: £963**

# Lounge





# Bedrooms



# Bathroom



# Exterior





Outlay figures based on assumed cash purchase of £50,000.

## ASSUMED PURCHASE PRICE

£ 100,000.00

SDLT Charge	£5,000
Legal Fees	£1,000
Total Investment	£106,000

# Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 963



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



Returns Based on Rental Income	£700	£963
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£125.00	
Ground Rent	£32.00	
Letting Fees	£70.00	£96.30
<b>Total Monthly Costs</b>	<b>£242.00</b>	<b>£268.30</b>
<b>Monthly Net Income</b>	<b>£458.00</b>	<b>£694.70</b>
<b>Annual Net Income</b>	<b>£5,496.00</b>	<b>£8,336.40</b>
<b>Net Return</b>	<b>5.18%</b>	<b>7.86%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£6,410**  
Adjusted To

Net Return                      **6.05%**



# 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 £125,000.



## 2 bedroom flat for sale



South Parade, Wakefield

NO LONGER ADVERTISED

Marketed from 16 Jul 2021 to 20 Dec 2021 (156 days) by William H. Brown, Wakefield



## 2 bedroom apartment for sale



George Street, Wakefield

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Mar 2023 to 12 Oct 2023 (209 days) by Richard Kendall, Wakefield

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,495 based on the analysis carried out by our letting team at **Let Property Management**.



£1,495 pcm

## 2 bedroom flat

1 South Parade , WF1 1LP

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Jan 2026 to 19 Feb 2026 (19 days) by Letting Complete, Wakefield



£1,350 pcm

## 2 bedroom flat

Church House, South Parade, WF1

NO LONGER ADVERTISED

Marketed from 24 Feb 2026 to 24 Feb 2026 by Letting Complete, 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: **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.



[www.letproperty.co.uk](http://www.letproperty.co.uk)

The Pinnacle, Ings Road, Wakefield, WF1

PROPERTY ID: 225742848

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**