

LET PROPERTY PACK

INVESTMENT INFORMATION

Meadow Court, Wakefield,
WF2

229033775

 www.letproperty.co.uk





Property Description

Our latest listing is in Meadow Court, Wakefield, WF2

Get instant cash flow of **£595** per calendar month with a **14.9%** Gross Yield for investors.

This property has a potential to rent for **£644** which would provide the investor a Gross Yield of **16.1%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Meadow Court,
Wakefield, WF2

229033775



Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: £97.00 pm

Ground Rent: £20.83 pm

Lease Length: 105 years

Current Rent: £595

Market Rent: £644

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 48,000.

ASSUMED PURCHASE PRICE

£ 48,000.00

SDLT Charge £2,400

Legal Fees £1,000

Total Investment £51,400

Projected Investment Return



The monthly rent of this property is currently set at £595 per calendar month but the potential market rent is

£ 644



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



Returns Based on Rental Income	£595	£644
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£97.00	
Ground Rent	£20.83	
Letting Fees	£59.50	£64.40
Total Monthly Costs	£192.33	£197.23
Monthly Net Income	£402.67	£446.77
Annual Net Income	£4,832.04	£5,361.24
Net Return	9.40%	10.43%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,073**
Adjusted To

Net Return **7.92%**



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 £50,000.



£50,000

1 bedroom apartment for sale

Meadow Court, Wakefield

CURRENTLY ADVERTISED

Marketed from 24 Jun 2026 by Martin & Co, Wakefield



£45,000

1 bedroom apartment for sale

Meadow Court, Wakefield, West Yorkshire, WF2

NO LONGER ADVERTISED

Marketed from 3 Jul 2026 to 24 Aug 2026 (52 days) by Tudor Sales & Lettings, Garforth



Rent Comparables Report



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



£750 pcm

1 bedroom apartment

1 Snowden House, Homestead Drive, Wakefield, West Yorkshire

CURRENTLY ADVERTISED

Marketed from 21 Aug 2026 by Manning Stainton, Morley



£600 pcm

1 bedroom ground floor flat

Balne Lane, Peacock

CURRENTLY ADVERTISED

LET AGREED

Marketed from 2 Sep 2026 by Martin & Co, 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**



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

Meadow Court, Wakefield, WF2

PROPERTY ID: 229033775

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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