

LET PROPERTY PACK

INVESTMENT INFORMATION

Clifford Street, Pontefract,
WF9

227182411

 www.letproperty.co.uk





Property Description

Our latest listing is in Clifford Street, Pontefract, WF9

Get instant cash flow of **£595** per calendar month with a **7.5%** Gross Yield for investors.

This property has a potential to rent for **£723** which would provide the investor a Gross Yield of **9.1%** 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...



Clifford Street, Pontefract,
WF9

227182411



Property Key Features

3 bedrooms

1 bathroom

Spacious Rooms

Private Back Garden

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £595

Market Rent: £723

Lounge



Kitchen



Bedrooms



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £95,000.

ASSUMED PURCHASE PRICE

£ 95,000

SDLT Charge

£4,750

Legal Fees

£1,000

Total Investment

£100,750

Projected Investment Return



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

£ 723

Returns Based on Rental Income	£595	£723
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£59.50	£72.30
Total Monthly Costs	£74.50	£87.30
Monthly Net Income	£520.50	£635.70
Annual Net Income	£6,246.00	£7,628.40
Net Return	6.20%	7.57%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£6,182**
Adjusted To

Net Return **6.14%**

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 £100,000.



£100,000

3 bedroom terraced house for sale

+ Add to report

Wesley Street, South Elmsall, Pontefract, West Yorkshire, WF9

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Jun 2025 to 29 Nov 2025 (155 days) by Whitegates, Pontefract, South Elmsall and Castleford



£105,000

3 bedroom terraced house for sale

+ Add to report

Cambridge Street, South Elmsall, Pontefract, West Yorkshire, WF9

CURRENTLY ADVERTISED

Marketed from 17 Jan 2026 by Whitegates, Pontefract, South Elmsall and Castleford

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

3 bedroom terraced house

Spring Terrace, South Elmsall, Pontefract, WF9

NO LONGER ADVERTISED

Marketed from 5 Jun 2025 to 19 Jun 2025 (14 days) by OpenRent, London

+ Add to report



£775 pcm

3 bedroom terraced house

Harrow Street, South Elmsall

NO LONGER ADVERTISED

Marketed from 15 Jan 2025 to 13 Feb 2025 (28 days) by Crown Estate Agents, Castleford

+ 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**



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

Clifford Street, Pontefract, WF9

PROPERTY ID: 12345678

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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