

LET PROPERTY PACK

INVESTMENT INFORMATION

Wath Road, Barnsley, S73

229412218

 www.letproperty.co.uk





Property Description

Our latest listing is in Wath Road, Barnsley, S73

Get instant cash flow of **£650** per calendar month with a **5.9%** Gross Yield for investors.

This property has a potential to rent for **£809** which would provide the investor a Gross Yield of **7.3%** 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...



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Property Key Features

2 bedrooms

1 bathroom

Dual Living Area

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £650

Market Rent: £809

Lounge



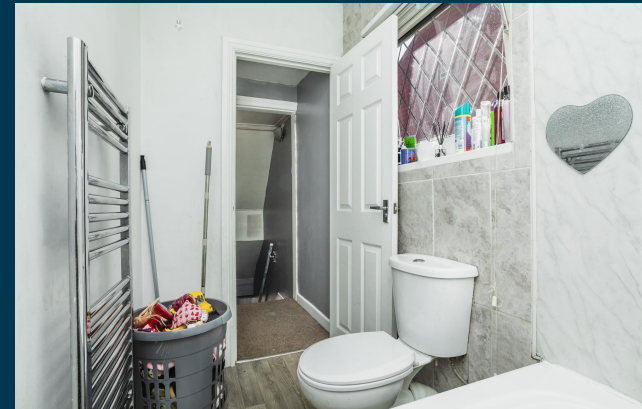
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £132,250.00 and borrowing of £99,187.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 132,250.00

25% Deposit **£33,062.50**

SDLT Charge **£6,758**

Legal Fees **£1,000.00**

Total Investment £40,820.00

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 £650 per calendar month but the potential market rent is

£ 809

Returns Based on Rental Income	£650	£809
Mortgage Payments on £99,187.50 @ 5%	£413.28	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£65.00	£80.90
Total Monthly Costs	£493.28	£509.18
Monthly Net Income	£156.72	£299.82
Annual Net Income	£1,880.63	£3,597.83
Net Return	4.61%	8.81%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,979.83**
Adjusted To

Net Return **4.85%**

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

Annual Net Income **£1,614.08**
Adjusted To

Net Return **3.95%**

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 £155,000.



2 bedroom semi-detached house for sale

[+ Add to report](#)

Eastwell Grove, Wombwell, Barnsley S73 0NZ

NO LONGER ADVERTISED

Marketed from 17 Jan 2023 to 14 Mar 2023 (56 days) by Beecroft Estates, Barnsley

£155,000



2 bedroom terraced house for sale

[+ Add to report](#)

Park Street, Wombwell, Barnsley, South Yorkshire, S73

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Nov 2025 to 5 Jun 2026 (204 days) by YOUR MOVE Furness-Lyman, Wombwell

£140,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom semi-detached house

[+ Add to report](#)

Stonechat Mead, Wath-Upton-Deerne, Rotherham

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Jul 2024 to 27 Jul 2024 (22 days) by William H. Brown Lettings, Doncaster

£850 pcm



2 bedroom semi-detached house

[+ Add to report](#)

Pinfold, Wath-Upon-Deerne

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Aug 2025 to 12 Sep 2025 (24 days) by Merryweathers, Mexborough

£825 pcm

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.



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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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