LET PROPERTY PACK

INVESTMENT INFORMATION

Albany Place, South
Elmsall WF9 2EN

224672534

www.letproperty.co.uk

Property Description

Our latest listing is in Albany Place, South Elmsall WF9 2EN

Get instant cash flow of **£550** per calendar month with a **8.3%** Gross Yield for investors.

This property has a potential to rent for **£628** which would provide the investor a Gross Yield of **9.4%** 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 Bedroom

1 Bathroom

Spacious Room

Well Equipped Kitchen

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £550.00

Market Rent: £628.00

Lounge

Kitchen

Bedrooms

Exterior

Initial Outlay

ASSUMED PURCHASE PRICE

£ 80,000

SDLT Charge	**£4,000**
Legal Fees	**£1,000**
Total Investment	**£85,000**

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

Projected Investment Return

The monthly rent of this property is currently set at £550.00 per calendar month but the potential market rent is

£ 628

Returns Based on Rental Income	£550.00	£628.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£55.00	£62.80
Total Monthly Costs	£70.00	£77.80
Monthly Net Income	£480.00	£550.20
Annual Net Income	£5,760.00	£6,602.40
Net Return	6.78%	7.77%

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 Adjusted To	**£5,346**
Net Return	**5.48%**

Return Stress Test Analysis Report

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

Annual Net Income Adjusted To	**£5,346**
Net Return	**6.29%**

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 £85,000.

£85,000

2 bedroom terraced house for sale

+ Add to report

Wood Lea, South Emsall, Pontefract.

CURRENTLY ADVERTISED | SOLD STC

Marketed from 16 Feb 2026 by eXp UK, Yorkshire and The Humber

£80,000

2 bedroom terraced house for sale

+ Add to report

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

NO LONGER ADVERTISED | SOLD STC

Marketed from 16 Aug 2025 to 29 Apr 2026 (255 days) by EweMove, Covering Yorkshire

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our letting team at **Let Property Management**.

£675 pcm

2 bedroom house

+ Add to report

Albany Street, South Elmsall, Pontefract, West Yorkshire, UK, WF9

NO LONGER ADVERTISED | LET AGREED

Marketed from 4 Jun 2024 to 1 Jul 2024 (27 days) by Linley & Simpson, Sheffield

£650 pcm

2 bedroom terraced house

+ Add to report

Albany Street, South Elmsall, WF9

NO LONGER ADVERTISED | LET AGREED

Marketed from 28 May 2025 to 15 Sep 2025 (109 days) by Number 1 Letting Ltd, Pontefract

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: **4 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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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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