

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Westfield Lane, South  
Elmsall, Pontefract, WF9

227047838

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





## Property Description

Our latest listing is in Westfield Lane, South Elmsall, Pontefract, WF9

Get instant cash flow of **£480** per calendar month with a **4.4%** Gross Yield for investors.

This property has a potential to rent for **£1,151** which would provide the investor a Gross Yield of **10.6%** 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...**



Westfield Lane, South  
Elmsall, Pontefract, WF9

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## Property Key Features

**3 Bedrooms**

**2 Bathrooms**

**Spacious Rooms**

**Close proximity to valuable  
amenities**

**Factor Fees: 0**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £480**

**Market Rent: £1,151**

# Lounge



# Kitchen



# Bedrooms



# Exterior





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

## ASSUMED PURCHASE PRICE

£ 130,000

SDLT Charge **£6,600**

Legal Fees **£1,000**

Total Investment **£137,600**

# Projected Investment Return



The monthly rent of this property is currently set at £480 per calendar month but the potential market rent is

£ 1,151

Returns Based on Rental Income	£480	£1,151
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£48.00	£115.10
<b>Total Monthly Costs</b>	<b>£63.00</b>	<b>£130.10</b>
<b>Monthly Net Income</b>	<b>£417.00</b>	<b>£1,020.90</b>
<b>Annual Net Income</b>	<b>£5,004.00</b>	<b>£12,250.80</b>
<b>Net Return</b>	<b>3.64%</b>	<b>8.90%</b>

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      **£9,949**  
Adjusted To

Net Return                      **7.23%**

# 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 £210,000.


- 

**3 bedroom semi-detached house for sale** [+ Add to report](#)

Lower Northcroft, South Elmsall, PONTEFRACT

**CURRENTLY ADVERTISED** **SOLD STC**

Marketed from 8 Dec 2025 by William H. Brown, Pontefract

**£210,000**
- 

**3 bedroom terraced house for sale** [+ Add to report](#)

Doncaster Road, South Elmsall, Pontefract, West Yorkshire, WF9

**NO LONGER ADVERTISED** **SOLD STC**



Marketed from 17 Dec 2025 to 26 Mar 2026 (99 days) by RedRoots Property, Covering Yorkshire

**£180,000**

# Rent Comparables Report








This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.

 <p>£1,250 pcm</p>	<p><b>3 bedroom end of terrace house</b></p> <p>Bridge Walk, WF9</p> <p><b>NO LONGER ADVERTISED</b> <b>LET AGREED</b></p> <p>Marketed from 18 Mar 2026 to 9 Apr 2026 (21 days) by Lloyds Living, Covering Nationwide</p> <p><a href="#">+ Add to report</a></p>
 <p>£1,200 pcm</p>	<p><b>3 bedroom end of terrace house</b></p> <p>Bridge Walk, WF9</p> <p><b>NO LONGER ADVERTISED</b></p> <p>Marketed from 26 Mar 2026 to 31 Mar 2026 (5 days) by Lloyds Living, Covering Nationwide</p> <p><a href="#">+ Add to report</a></p>

# 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: **7 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.



Westfield Lane, South Elmsall, Pontefract,  
WF9

PROPERTY ID: 12345678

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

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.

