

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Mill Lane, Wakefield, WF4

226265350

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





## Property Description

Our latest listing is in Mill Lane, Wakefield, WF4

Get instant cash flow of **£800** per calendar month with a **6.7%** Gross Yield for investors.

**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...**



Mill Lane, Wakefield, WF4

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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Easy Access to Local Amenities**

**Factor Fees: £0.00**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £800**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £143,750.00 and borrowing of £107,812.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 143,750.00

25% Deposit	<b>£35,937.50</b>
SDLT Charge	<b>£7,563</b>
Legal Fees	<b>£1,000.00</b>
Total Investment	<b>£44,500.00</b>

# 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 £800 per calendar month

<b>Returns Based on Rental Income</b>	<b>£800</b>
Mortgage Payments on £107,812.50 @ 5%	<b>£449.22</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£0.00</b>
Ground Rent	<b>FREEHOLD</b>
Letting Fees	<b>£80.00</b>
<b>Total Monthly Costs</b>	<b>£544.22</b>
<b>Monthly Net Income</b>	<b>£255.78</b>
<b>Annual Net Income</b>	<b>£3,069.38</b>
<b>Net Return</b>	<b>6.90%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,469.38**  
Adjusted To

Net Return                      **3.30%**

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

Annual Net Income      **£913.12**  
Adjusted To

Net Return                      **2.05%**

# 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 £150,000.



**£150,000**

## 2 bedroom cottage for sale

+ Add to report

Mill Lane, Ryhill, Wakefield

NO LONGER ADVERTISED

Marketed from 1 Sep 2023 to 20 Apr 2024 (231 days) by William H. Brown, Wakefield



**£145,000**

## 2 bedroom terraced house for sale

+ Add to report

Greenside, Havercroft, Wakefield

CURRENTLY ADVERTISED

SOLD STC

Marketed from 2 Mar 2026 by Richard Kendall, Wakefield

# 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 town house

+ Add to report

Ashwood Green, Ryhill, Wakefield, WF4 5BQ

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Jan 2025 to 4 Feb 2025 (18 days) by Richard Kendall, Wakefield

£850 pcm



## 2 bedroom town house

+ Add to report

Mill Lane Ryhill, Ryhill, Wakefield, West Yorkshire, WF4

CURRENTLY ADVERTISED

Marketed from 19 May 2026 by Logic Lettings Ltd, Pontefract

£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**

 Current term of tenancy: **2 years+**

 Standard Tenancy Agreement In Place: **Yes**

 Payment history: **On time for length of tenancy**

 Fully compliant tenancy: **Yes**  
Fully compliant tenancy including  
EICR & Gas Safety in order

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.



**LETPROPERTY**