

LET PROPERTY PACK

INVESTMENT INFORMATION

James Court, Hemsworth,
Pontefract, WF9

224777007

 www.letproperty.co.uk





Property Description

Our latest listing is in James Court, Hemsworth, Pontefract, WF9

Get instant cash flow of **£725** per calendar month with a **14.5%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **17.0%** 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...



James Court, Hemsworth,
Pontefract, WF9

224777007



Property Key Features

2 bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £158.00 pm

Ground Rent: £21.66 pm

Lease Length: 108 years

Current Rent: £725

Market Rent: £850

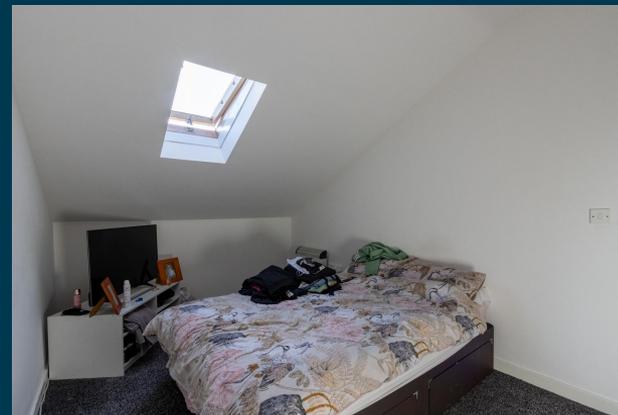
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

ASSUMED PURCHASE PRICE

£ 60,000.00

SDLT Charge	£3,000
Legal Fees	£1,000
Total Investment	£64,000

Projected Investment Return



The monthly rent of this property is currently set at £725 per calendar month but the potential market rent is

£ 850



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



Returns Based on Rental Income	£725	£850
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£158.00	
Ground Rent	£21.66	
Letting Fees	£72.50	£85.00
Total Monthly Costs	£267.16	£279.66
Monthly Net Income	£457.84	£570.34
Annual Net Income	£5,494.08	£6,844.08
Net Return	8.58%	10.69%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,144**
Adjusted To

Net Return **8.04%**



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 £110,000.



£110,000

2 bedroom apartment for sale

Conisborough Way, Hemsworth, WF9

CURRENTLY ADVERTISED

SOLD STC

Marketed from 8 Feb 2025 by Ruth Pitts Estate Agents, Powered by eXp, Pontefract



£110,000

2 bedroom flat for sale

Ebberton Close, Hemsworth, WF9

CURRENTLY ADVERTISED

SOLD STC

Marketed from 2 Dec 2025 by Ruth Pitts Estate Agents, Powered by eXp, Pontefract

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**.



£850 pcm

2 bedroom maisonette



Ebberton Close, Hemsworth, Pontefract, West Yorkshire, WF9

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Jan 2026 to 13 Mar 2026 (42 days) by Logic Lettings Ltd, Pontefract



£825 pcm

2 bedroom flat

Aston Chase, Hemsworth, Pontefract, WF9 4RB

NO LONGER ADVERTISED

LET AGREED

Marketed from 31 Dec 2025 to 2 Mar 2026 (60 days) by Richard Kendall, Wakefield

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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James Court, Hemsworth, 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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