LET PROPERTY PACK

INVESTMENT INFORMATION

Lakeside Park, Normanton,
WF6

230476800

www.letproperty.co.uk





Property Description

Our latest listing is in Lakeside Park, Normanton, WF6

This property has a potential to rent for **£729** which would provide the investor a Gross Yield of **8.0%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

Don't miss out on this fantastic investment opportunity...



Lakeside Park,
Normanton, WF6

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Property Key Features

- 2 Bedrooms
- 1 Bathroom
- Spacious Rooms
- Close proximity to valuable amenities
- Factor Fees: £140.00 PM
- Ground Rent: £11.04 PM
- Lease Length: 100 Years
- Market Rent: £729

Lounge







Kitchen





Bedrooms







Bathroom





Exterior







Initial Outlay



Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 110,000.00

25% Deposit	**£27,500.00**
SDLT Charge	**£5,500**
Legal Fees	**£1,000.00**
Total Investment	**£34,000.00**

Projected Investment Return



The monthly potential market rent is £729

Returns Based on Rental Income	£729
Mortgage Payments on £82,500.00 @ 5%	£343.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£140.00
Ground Rent	£11.04
Letting Fees	£72.90
Total Monthly Costs	£582.69
Monthly Net Income	£146.31
Annual Net Income	£1,755.72
Net Return	5.16%

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	**£297.72**
Net Return	**0.88%**

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

Annual Net Income Adjusted To	**£238.20**
Net Return	**0.70%**

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 £130,000.



2 bedroom apartment for sale

+ Add to report

Ashwood Court, Normanton

CURRENTLY ADVERTISED SOLD STC

Marketed from 7 Apr 2026 by Richard Kendall, Normanton

£130,000



2 bedroom flat for sale

+ Add to report

School Court, Normanton, Wakefield

CURRENTLY ADVERTISED SOLD STC

Marketed from 4 Oct 2026 by Bradleys Real Estate, Pontefract

£125,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £875 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom apartment

+ Add to report

Epsom Close, Castleford, West Yorkshire, WF10

NO LONGER ADVERTISED

Marketed from 12 Jun 2026 to 17 Sep 2026 (97 days) by Tudor Sales & Lettings, Garforth

£875 pcm



2 bedroom flat

+ Add to report

King Edward St, Normanton, WF6

CURRENTLY ADVERTISED

Marketed from 12 Nov 2026 by OpenRent, London

£800 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: **N/A**
- Standard Tenancy Agreement In Place: **N/A**
- Fully compliant tenancy: **N/A**

  Fully compliant tenancy including EICR & Gas Safety in order
- Current term of tenancy: **N/A**
- Payment history: **N/A**

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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