

LET PROPERTY PACK

INVESTMENT INFORMATION

Bowman Street, Wakefield,
WF1

228462978

 www.letproperty.co.uk





Property Description

Our latest listing is in Bowman Street, Wakefield, WF1

Get instant cash flow of **£500** per calendar month with a **5.0%** Gross Yield for investors.

This property has a potential to rent for **£838** which would provide the investor a Gross Yield of **8.3%** 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...



Bowman Street,
Wakefield, WF1

228462978



Property Key Features

2 bedrooms

1 bathroom

Spacious Room

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £500

Market Rent: £838

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £120,750.00 and borrowing of £90,562.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 120,750.00

25% Deposit	£30,187.50
SDLT Charge	£6,038
Legal Fees	£1,000.00
Total Investment	£37,225.00

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 £500 per calendar month but the potential market rent is

£ 838

Returns Based on Rental Income	£500	£838
Mortgage Payments on £90,562.50 @ 5%	£377.34	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£50.00	£83.80
Total Monthly Costs	£442.34	£476.14
Monthly Net Income	£57.66	£361.86
Annual Net Income	£691.88	£4,342.28
Net Return	1.86%	11.66%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,666.28**
Adjusted To

Net Return **7.16%**

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

Annual Net Income **£2,531.03**
Adjusted To

Net Return **6.80%**

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.



2 bedroom end of terrace house for sale

[+ Add to report](#)

Station Street, Wakefield, WF1

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 Apr 2024 to 24 Oct 2024 (183 days) by Purplebricks, covering Wakefield

£150,000



2 bedroom semi-detached house for sale

[+ Add to report](#)

Hudswell Street, Wakefield, WF1

CURRENTLY ADVERTISED

Marketed from 16 Mar 2026 by Purplebricks, covering Wakefield

£140,000

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**.



£875 pcm

2 bedroom terraced house

Agbrigg Road, Wakefield, WF1 5AQ

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Apr 2026 to 24 Jun 2026 (57 days) by Richard Kendall, Wakefield

+ Add to report



£850 pcm

2 bedroom terraced house

Ashdown Road, Wakefield, WF1 5LU

CURRENTLY ADVERTISED

Marketed from 21 Jul 2026 by Richard Kendall, Wakefield

+ Add to report

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.



Bowman Street, Wakefield, WF1

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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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