

LET PROPERTY PACK

INVESTMENT INFORMATION

Arundel Street, Wakefield,
WF1

229498848

 www.letproperty.co.uk





Property Description

Our latest listing is in Arundel Street, Wakefield, WF1

Get instant cash flow of **£600** per calendar month with a **4.4%** Gross Yield for investors.

This property has a potential to rent for **£1,550** which would provide the investor a Gross Yield of **11.3%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Arundel Street, Wakefield,
WF1

229498848



Property Key Features

Portfolio of 2 Flats

3 Bathrooms

Spacious Living Spaces

Fitted Kitchens

Factor Fees: £104.00 PM

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £600

Market Rent: £1,550

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £165,000.00 and borrowing of £123,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 165,000.00

25% Deposit £41,250.00

SDLT Charge £9,050

Legal Fees £1,000.00

Total Investment £51,300.00

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 1,550



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



Returns Based on Rental Income	£600	£1,550
Mortgage Payments on £123,750.00 @ 5%	£515.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£104.00	
Ground Rent	Freehold	
Letting Fees	£60.00	£155.00
Total Monthly Costs	£694.63	£789.63
Monthly Net Income	-£94.63	£760.38
Annual Net Income	-£1,135.50	£9,124.50
Net Return	-2.21%	17.79%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,024.50**
Adjusted To

Net Return **11.74%**

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

Annual Net Income **£6,649.50**
Adjusted To

Net Return **12.96%**

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 £175,000.



£175,000

4 bedroom town house for sale

The Rowick, Wakefield

NO LONGER ADVERTISED

Marketed from 10 Feb 2025 to 21 Jun 2025 (130 days) by Richard Kendall, Wakefield

For Sale by Auction - T & C's apply | Subject to an Undisclosed Reserve Price | Buyer's Fees Appl...

[+ Add to report](#)



£170,000

4 bedroom terraced house for sale

Elder Avenue, Wakefield

NO LONGER ADVERTISED

Marketed from 27 Jun 2024 to 25 Apr 2025 (302 days) by haart, Leeds

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,900 based on the analysis carried out by our letting team at **Let Property Management**.



£1,900 pcm

4 bedroom detached house

Stockbridge Way, Wakefield

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Mar 2026 to 23 Apr 2026 (39 days) by Barford Property, Bradford

+ Add to report



£1,850 pcm

4 bedroom character property

Cathedral Close, Wakefield, WF1 2DP

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Dec 2025 to 13 Feb 2026 (53 days) 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**



Current term of tenancy: **3 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.



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