

LET PROPERTY PACK

INVESTMENT INFORMATION

King Street, Normanton,
WF6

213110244

 www.letproperty.co.uk





Property Description

Our latest listing is in King Street, Normanton, WF6

Get instant cash flow of **£1,907** per calendar month with a **15.4%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect 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...



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Property Key Features

4 Bedrooms

2 Bathrooms

Spacious Lounge

Well-Equipped Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,907

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £149,000.00 and borrowing of £111,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 149,000.00

25% Deposit	£37,250.00
SDLT Charge	£7,930
Legal Fees	£1,000.00
Total Investment	£46,180.00

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 £1,907 per calendar month.

Returns Based on Rental Income	£1,907
Mortgage Payments on £111,750.00 @ 5%	£465.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£190.70
Total Monthly Costs	£671.33
Monthly Net Income	£1,235.68
Annual Net Income	£14,828.10
Net Return	32.11%

Return **Stress Test** Analysis Report



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

Annual Net Income **£11,014.10**
Adjusted To

Net Return **23.85%**

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

Annual Net Income **£12,593.10**
Adjusted To

Net Return **27.27%**

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 £180,000.



£180,000

4 bedroom end of terrace house for sale

+ Add to report

Cambridge Street, Normanton

CURRENTLY ADVERTISED

Marketed from 25 Apr 2025 by Hunters, Castleford



£177,000

4 bedroom semi-detached house for sale

+ Add to report

Queen Street, Normanton, West Yorkshire

NO LONGER ADVERTISED

Marketed from 23 May 2025 to 2 Jun 2025 (9 days) by HMOX Ltd, Bournemouth

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,995 based on the analysis carried out by our letting team at **Let Property Management**.



£1,995 pcm

4 bedroom detached house

+ Add to report

Whitehouse Avenue, Leeds, West Yorkshire, LS26

CURRENTLY ADVERTISED

Marketed from 27 Jan 2026 by Mike Dobson Lettings, Garforth



£1,950 pcm

4 bedroom detached house

+ Add to report

Malt Kiln Croft, Sandal, Wakefield, WF2 7LL

NO LONGER ADVERTISED LET AGREED

Marketed from 10 Mar 2025 to 24 Mar 2025 (14 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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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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