

LET PROPERTY PACK

INVESTMENT INFORMATION

Mill Chase Road,
Wakefield, WF2

228215725

 www.letproperty.co.uk





Property Description

Our latest listing is in Mill Chase Road, Wakefield, WF2

Get instant cash flow of **£800** per calendar month with a **7.9%** Gross Yield for investors.

This property has a potential to rent for **£828** which would provide the investor a Gross Yield of **8.2%** 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...



Mill Chase Road,
Wakefield, WF2

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Property Key Features

2 bedrooms

1 bathroom

Spacious Room

Easy access to local amenities

Factor Fees: £127.00 PM

Ground Rent: £21.00 PM

Lease Length: 125 years

Current Rent: £800

Market Rent: £828

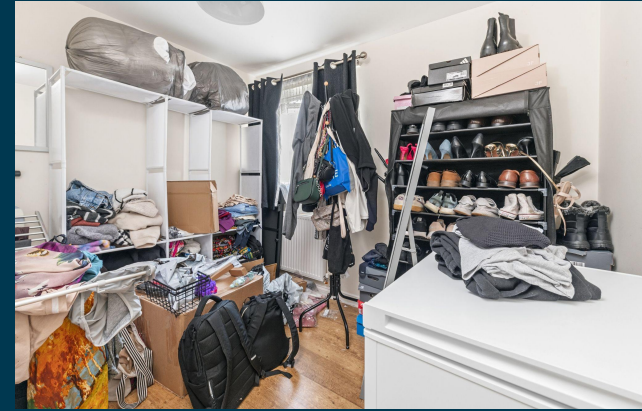
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





ASSUMED PURCHASE PRICE

£ 121,900.00

25% Deposit	£30,475.00
SDLT Charge	£6,095
Legal Fees	£1,000.00
Total Investment	£37,570.00

Figures based on assumed purchase price of £121,900.00 and borrowing of £91,425.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

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 £800 per calendar month but the potential market rent is

£ 828

Returns Based on Rental Income	£800	£828
Mortgage Payments on £91,425.00 @ 5%	£380.94	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£127.00	
Ground Rent	£21.00	
Letting Fees	£80.00	£82.80
Total Monthly Costs	£623.94	£626.74
Monthly Net Income	£176.06	£201.26
Annual Net Income	£2,112.75	£2,415.15
Net Return	5.62%	6.43%

Return **Stress Test** Analysis Report



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

Annual Net Income **£759.15**
Adjusted To

Net Return **2.02%**

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

Annual Net Income **£838.65**
Adjusted To

Net Return **2.23%**

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.



£150,000

2 bedroom apartment for sale

[+ Add to report](#)

St Christophers Walk, Wakefield

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Sep 2021 to 16 Feb 2023 (505 days) by Richard Kendall, Wakefield



£125,000

2 bedroom apartment for sale

[+ Add to report](#)

The Point, Alverthorpe, Wakefield

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Dec 2024 to 28 Aug 2025 (253 days) by Richard Kendall, Wakefield

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**.



2 bedroom apartment

[+ Add to report](#)

St Christophers Walk, Bishopsgate, Wakefield

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 May 2025 to 5 Jun 2025 (22 days) by Hodsons Estate Agents, Wakefield

£850 pcm



2 bedroom flat

[+ Add to report](#)

Mayfair Court, Wakefield, WF2 8WL

CURRENTLY ADVERTISED

Marketed from 23 Jun 2026 by Richard Kendall, Wakefield

£845 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: **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
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.



LETPROPERTY