

LET PROPERTY PACK

INVESTMENT INFORMATION

Chantry Waters, Wakefield,
WF1

228727935

 www.letproperty.co.uk





Property Description

Our latest listing is in Chantry Waters, Wakefield, WF1

Get instant cash flow of **£675** per calendar month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£763** which would provide the investor a Gross Yield of **8.8%** 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...



Chantry Waters,
Wakefield, WF1

228727935



Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £0

Ground Rent: £0

Lease Length: 135

Current Rent: £675

Market Rent: £763

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 104,000.

ASSUMED PURCHASE PRICE

£ 104,000

SDLT Charge £5,200

Legal Fees £1,000

Total Investment £110,200

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 £675 per calendar month but the potential market rent is

£ 763

Returns Based on Rental Income	£675	£763
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£67.50	£76.30
Total Monthly Costs	£82.50	£91.30
Monthly Net Income	£592.50	£671.70
Annual Net Income	£7,110.00	£8,060.40
Net Return	6.45%	7.31%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,534**
Adjusted To

Net Return **5.93%**



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 £125,000.



£125,000

2 bedroom apartment for sale

+ Add to

1 Chantry Waters, Waterside Way, Wakefield, West Yorkshire

NO LONGER ADVERTISED

Marketed from 17 Oct 2023 to 28 Mar 2024 (163 days) by Manning Stainton, Wakefield



£110,000

2 bedroom apartment for sale

+ Add to

Chantry Waters, Wakefield

NO LONGER ADVERTISED

Marketed from 24 Feb 2025 to 14 May 2025 (78 days) by Hodsons Estate Agents, Wakefield

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 pm based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

1 bedroom apartment

+ Add to report

Hebble Wharf, Navigation Walk, Wakefield, WF1

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 May 2011 to 30 Jul 2025 (5178 days) by MoveNow Properties, Wakefield



£750 pcm

1 bedroom flat

+ Add to report

Temple Court, Wakefield, West Yorkshire, UK, WF1

NO LONGER ADVERTISED

Marketed from 4 Sep 2026 to 29 Sep 2026 (24 days) by Linley & Simpson, 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
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.



www.letproperty.co.uk

Chantry Waters, Wakefield, WF1

PROPERTY ID: 228727935

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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