

LET PROPERTY PACK

INVESTMENT INFORMATION

Park Road, Worsbrough,
S70

227113441

 www.letproperty.co.uk





Property Description

Our latest listing is in Park Road, Worsbrough, S70

Get instant cash flow of **£411** per calendar month with a **4.9%** Gross Yield for investors.

This property has a potential to rent for **£983** which would provide the investor a Gross Yield of **11.7%** 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...



Park Road, Worsbrough,
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Property Key Features

2 bedroom

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £0

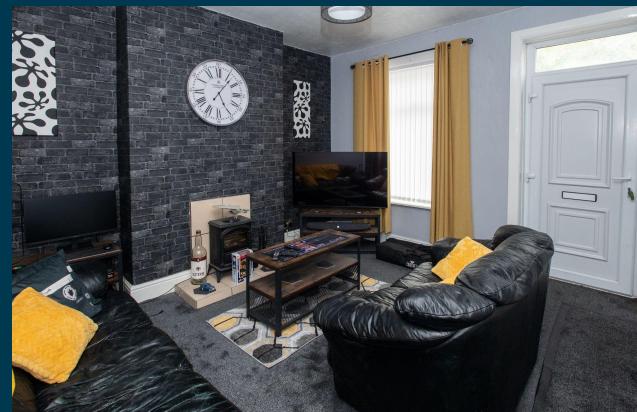
Ground Rent: FREEHOLD

Lease Length: FREEHOLD

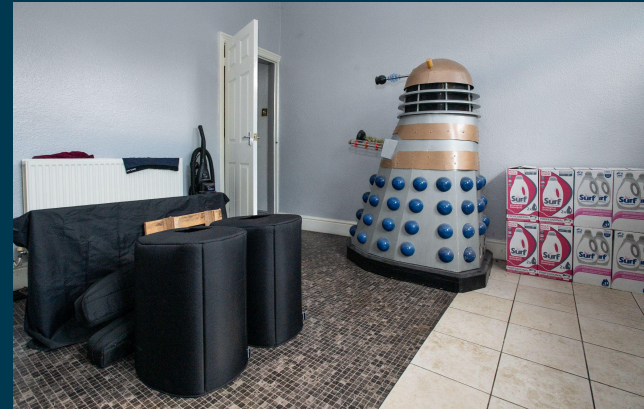
Current Rent: £411

Market Rent: £983

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £101,000.00 and borrowing of £75,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 101,000.00

25% Deposit	£25,250.00
SDLT Charge	£5,050
Legal Fees	£1,000.00
Total Investment	£31,300.00

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 £411 per calendar month but the potential market rent is

£ 983

Returns Based on Rental Income	£411	£983
Mortgage Payments on £75,750.00 @ 5%	£315.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£41.10	£98.30
Total Monthly Costs	£371.73	£428.93
Monthly Net Income	£39.28	£554.08
Annual Net Income	£471.30	£6,648.90
Net Return	1.51%	21.24%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,682.90**
Adjusted To

Net Return **14.96%**

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

Annual Net Income **£5,133.90**
Adjusted To

Net Return **16.40%**

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 £110,000.



£110,000

2 bedroom terraced house for sale

+ Add to repo

Darley Cliff Cottages, Barnsley, S70

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 May 2022 to 12 Apr 2023 (334 days) by Strike, Yorkshire



£99,500

2 bedroom terraced house for sale

+ Add to

Park Road, Worsbrough, Barnsley

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Sep 2025 to 16 Mar 2026 (189 days) by The Property Shop, Barnsley

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 pm based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

2 bedroom apartment

Park Road, Worsbrough, S70

CURRENTLY ADVERTISED

Marketed from 1 Jul 2026 by Burrows Residential Sales & Lettings Ltd, Rotherham

+ Add to report



£800 pcm

2 bedroom terraced house

Park Road, Barnsley, S70

NO LONGER ADVERTISED

Marketed from 23 Feb 2026 to 3 Mar 2026 (8 days) by OpenRent, London

+ 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: **4 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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