

LET PROPERTY PACK

INVESTMENT INFORMATION

The Pinnacle, Ings Road,
Wakefield, WF1

225081576

 www.letproperty.co.uk





Property Description

Our latest listing is in The Pinnacle, Ings Road, Wakefield, WF1

Get instant cash flow of **£825** per calendar month with a **8.5%** Gross Yield for investors.

This property has a potential to rent for **£922** which would provide the investor a Gross Yield of **9.5%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



The Pinnacle, Ings Road,
Wakefield, WF1

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Property Key Features

2 bedrooms

1 bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: £125.00 pm

Ground Rent: £32.08 pm

Lease Length: 105 years

Current Rent: £825

Market Rent: £922

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £116,000.00 and borrowing of £87,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 116,000.00

25% Deposit	£29,000.00
SDLT Charge	£5,800
Legal Fees	£1,000.00
Total Investment	£35,800.00

Projected Investment Return



The monthly rent of this property is currently set at £825 per calendar month but the potential market rent is

£ 922



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



Returns Based on Rental Income	£825	£922
Mortgage Payments on £87,000.00 @ 5%	£362.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£125.00	
Ground Rent	£32.08	
Letting Fees	£82.50	£92.20
Total Monthly Costs	£617.08	£626.78
Monthly Net Income	£207.92	£295.22
Annual Net Income	£2,495.04	£3,542.64
Net Return	6.97%	9.90%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,698.64**
Adjusted To

Net Return **4.74%**

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

Annual Net Income **£2,187.60**
Adjusted To

Net Return **6.11%**

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

66 The Pinnacle, Ings Road, Wakefield, West Yorkshire

NO LONGER ADVERTISED

Marketed from 13 Mar 2024 to 24 Apr 2024 (41 days) by Manning Stainton, Wakefield



£119,950

2 bedroom flat for sale

The Pinnacle, Ings Road, Wakefield, WF1

NO LONGER ADVERTISED **SOLD STC**

Marketed from 24 Mar 2021 to 8 Jul 2021 (106 days) by The Smart Estate Agency, Bath



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,495 based on the analysis carried out by our letting team at **Let Property Management**.



£1,495 pcm

2 bedroom flat

1 South Parade , WF1 1LP

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Jan 2026 to 19 Feb 2026 (19 days) by Letting Complete, Wakefield



£1,350 pcm

2 bedroom flat

Church House, South Parade, WF1

NO LONGER ADVERTISED

Marketed from 19 Feb 2026 to 19 Feb 2026 by Letting Complete, 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: **Yes**

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.

