

LET PROPERTY PACK

INVESTMENT INFORMATION

Cemetery Road,
Normanton, WF6

222513667

 www.letproperty.co.uk





Property Description

Our latest listing is in Cemetery Road, Normanton, WF6

Get instant cash flow of **£1,521** per calendar month with a **9.1%** Gross Yield for investors.

This property has a potential to rent for **£2,359** which would provide the investor a Gross Yield of **14.2%** 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...



Cemetery Road,
Normanton, WF6

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Property Key Features

5 bedrooms HMO

2 bathrooms

Spacious Room

Easy access to local amenities

Factor Fees: £1.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £1,521

Market Rent: £2,359

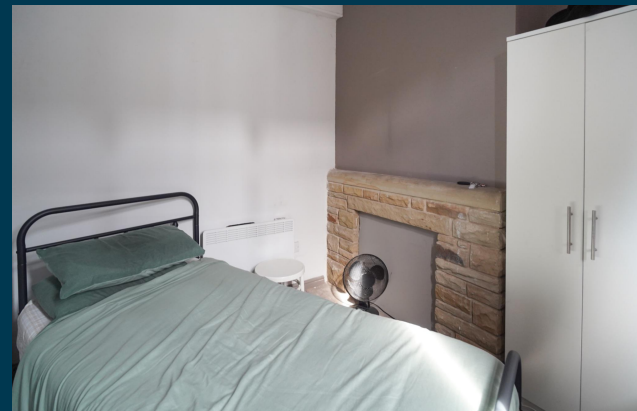
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £200,000.00 and borrowing of £150,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 200,000.00

25% Deposit	£50,000.00
SDLT Charge	£11,500
Legal Fees	£1,000.00
Total Investment	£62,500.00

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 £1,521 per calendar month but the potential market rent is

£ 2,359

Returns Based on Rental Income	£1,521	£2,359
Mortgage Payments on £150,000.00 @ 5%	£625.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£1.00	
Ground Rent	FREEHOLD	
Letting Fees	£152.10	£235.90
Total Monthly Costs	£793.10	£876.90
Monthly Net Income	£727.90	£1,482.10
Annual Net Income	£8,734.80	£17,785.20
Net Return	13.98%	28.46%

Return **Stress Test** Analysis Report



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

Annual Net Income **£13,067.20**
Adjusted To

Net Return **20.91%**

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

Annual Net Income **£14,785.20**
Adjusted To

Net Return **23.66%**

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 £250,000.



£250,000

5 bedroom end of terrace house for sale

+ Add to report

West Street, Normanton, West Yorkshire, WF6

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 Oct 2025 to 18 May 2026 (216 days) by Pure, Manchester



£240,000

5 bedroom detached house for sale

+ Add to report

Ashfield Street, Normanton, West Yorkshire, WF6

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 Oct 2023 to 8 Feb 2024 (110 days) by Leadenhall Estates, Colchester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,500 based on the analysis carried out by our letting team at **Let Property Management**.



5 bedroom detached house

[+ Add to report](#)

Wakefield Road, Ackworth, WF7 7AN

NO LONGER ADVERTISED

Marketed from 21 Jul 2023 to 29 Sep 2023 (70 days) by Richard Kendall, Wakefield

£2,500 pcm



5 bedroom detached house

[+ Add to report](#)

Tree Top Close, Stanley, Wakefield, WF3

NO LONGER ADVERTISED

Marketed from 14 Aug 2025 to 28 Aug 2025 (14 days) by OpenRent, London

£2,400 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.



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