

LET PROPERTY PACK

INVESTMENT INFORMATION

Conisborough Way,
Pontefract, WF9 4UH

224243967

 www.letproperty.co.uk





Property Description

Our latest listing is in Conisborough Way, Pontefract, WF9 4UH

Get instant cash flow of **£575** per calendar month with a **17.3%** Gross Yield for investors.

This property has a potential to rent for **£585** which would provide the investor a Gross Yield of **17.6%** 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...



Conisborough Way,
Pontefract, WF9 4UH

224243967



Property Key Features

1 Bedroom

1 Bathroom

Spacious Room

Well Equipped Kitchen

Factor Fees: £148

Ground Rent: £12.50

Lease Length: 979 years

Current Rent: £575

Market Rent: £585

Lounge



Kitchen



Bedrooms



Exterior





Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 40,000

SDLT Charge	£2,000
Legal Fees	£1,000
Total Investment	£43,000

Projected Investment Return



The monthly rent of this property is currently set at £575 per calendar month but the potential market rent is

£ 585

Returns Based on Rental Income	£575	£585
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£148.00	
Ground Rent	£12.50	
Letting Fees	£57.50	£58.50
Total Monthly Costs	£233.00	£234.00
Monthly Net Income	£342.00	£351.00
Annual Net Income	£4,104.00	£4,212.00
Net Return	9.54%	9.80%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£3,042**
Adjusted To

Net Return **7.07%**



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 £65,000.



£65,000

1 bedroom flat for sale

+ Add to report

Moulton Chase, Pontefract, WF9

NO LONGER ADVERTISED

Marketed from 20 Aug 2025 to 9 Feb 2026 (173 days) by Let Property Sales & Management, Glasgow



£60,000

1 bedroom apartment for sale

+ Add to report

Conisborough Way, Hemsworth, Pontefract, WF9

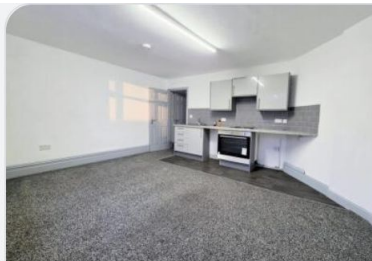
CURRENTLY ADVERTISED

Marketed from 29 Jul 2025 by Bettermove, Nationwide

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £625 based on the analysis carried out by our letting team at **Let Property Management**.



£625 pcm

1 bedroom flat

+ Add to report

Barnsley Road, Hemsworth, Pontefract WF9 4PY

CURRENTLY ADVERTISED

Marketed from 28 Jan 2026 by Burrows Residential Sales & Lettings Ltd, Rotherham



£600 pcm

1 bedroom apartment

+ Add to report

Conisborough Way, Hemsworth, Pontefract, West Yorkshire, WF9

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Sep 2025 to 4 Dec 2025 (66 days) by Whitegates, Pontefract, South Elmsall and Castleford

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 in 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

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PROPERTY ID: 12345678

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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