

LET PROPERTY PACK

INVESTMENT INFORMATION

East Street, Havercroft,
WF4

227191293

 www.letproperty.co.uk





Property Description

Our latest listing is in East Street, Havercroft, WF4

Get instant cash flow of **£700** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£834** which would provide the investor a Gross Yield of **7.7%** 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...



East Street, Havercroft,
WF4

227191293



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Room

Spacious Front and Backyard

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £700

Market Rent: £834

Lounge



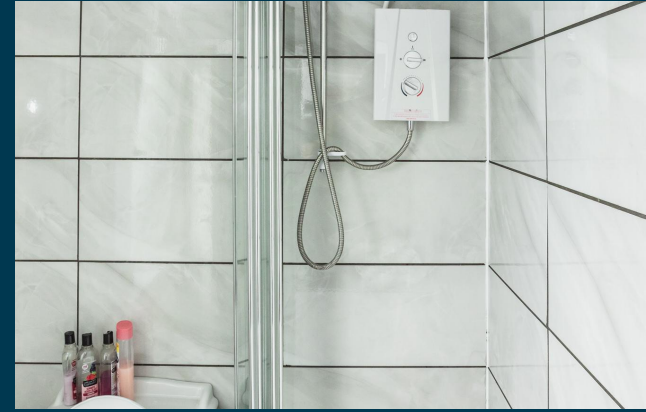
Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £130,000.

ASSUMED PURCHASE PRICE

£ 130,000

SDLT Charge £6,600

Legal Fees £1,000

Total Investment £137,600

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 £700 per calendar month but the potential market rent is

£ 834

Returns Based on Rental Income	£700	£834
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£70.00	£83.40
Total Monthly Costs	£85.00	£98.40
Monthly Net Income	£615.00	£735.60
Annual Net Income	£7,380.00	£8,827.20
Net Return	5.36%	6.42%

Return **Stress Test** Analysis Report



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

Annual Net Income **£7,159**
Adjusted To

Net Return **5.20%**

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 £150,000.



£150,000

3 bedroom semi-detached house for sale

+ Add to report

East Street, Havercroft, Wakefield

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 Sep 2025 to 26 May 2026 (243 days) by William H. Brown, Wakefield



£140,000

3 bedroom semi-detached house for sale

+ Add to report

Hardie Road, Havercroft, Wakefield, West Yorkshire, WF4

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Jul 2022 to 10 Feb 2023 (217 days) by Logic Real Estate, Pontefract

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £875 based on the analysis carried out by our letting team at **Let Property Management**.



£875 pcm

3 bedroom semi-detached house

South Street, Havercroft, Wakefield

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Nov 2023 to 2 Jan 2024 (52 days) by Hunters, Barnsley

+ Add to report



£850 pcm

3 bedroom semi-detached house

Cow Lane, Havercroft, Wakefield, WF4

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Oct 2023 to 5 Jan 2024 (87 days) by Roebucks Estate Agents, Barnsley

+ 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**



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

East Street, Havercroft, WF4

PROPERTY ID: 227191293

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.



LETPROPERTY