

SELL YOUR TENANTED
PROPERTY.COM



PROPERTY INVESTMENT SCHEDULE

6 Bracken Green,
Wakefield,
WF3 2LT

PROPERTY DETAILS

6 Bracken Green,
Wakefield
WF3 2LT

OFFERS OVER
£140,000

Sell Your Tenanted Property are delighted to bring to market this 2- bedroom flat situated in the sought after area of Wakefield

Type Of Home

Flat

Tenure

Leasehold

Rent

£650/PCM

Returns

£7,800

Yield

5.5%

Bedrooms

2

Bathrooms

2

Reception

1

Area Sqft

611

PROPERTY IMAGES



PROPERTY IMAGES



PROPERTY IMAGES

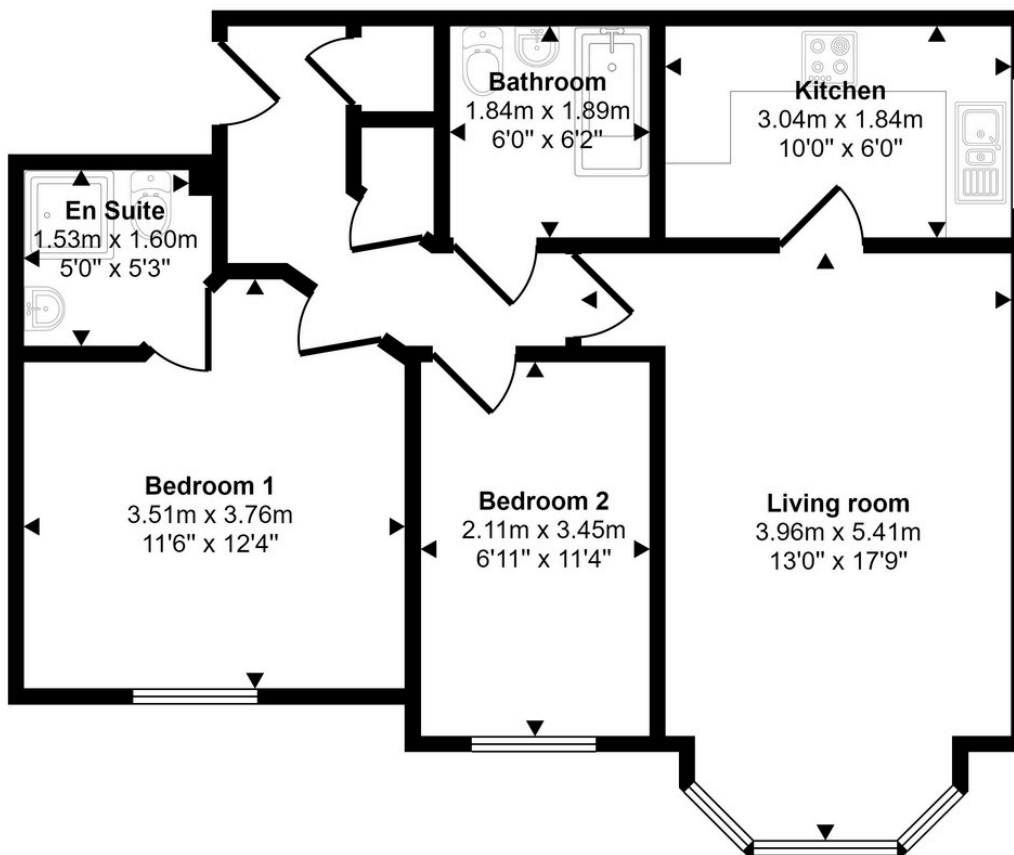


PROPERTY IMAGES



FLOOR PLAN

Approx Gross Internal Area
57 sq m / 611 sq ft



Floorplan

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

INVESTMENT SUMMARY

The next 4 pages are a projection of the potential return on your investment

We have looked at the potential returns in 4 different scenarios.
First at the current rent. Secondly at the potential rent.

For each of those 2 rental figures, we then looked at the return if:

1. You purchased with cash outright.

2. You put down a 25% deposit & borrowed 75% (75% LTV)

We also looked at the historic increase in value of property in the area.
We then used the historic performance to show the potential future increase
over the next 5 years based on the current market value.

- **Page 8 – Current annual rent returns for a cash purchase.**
- **Page 9 - Potential annual rent returns for a cash purchase & for 75% LTV purchase.**
- **Page 10 – Historic increase in value & potential future increase in value. Within the area.**
- **Page 11 – Combined potential rental & potential increase in value: to give a Total Potential Return - over 5 years**

RETURN AT CURRENT RENT

£650/PCM

Cash Purchase Investment/ Current Return = **4.5% Yield**

Investment

| | |
|----------------------|----------|
| House Purchase Price | £140,000 |
| LBTT | £4,200 |
| Legal Fees | £1000 |
| Total Investment | £145,200 |

Income

| | |
|------------------------------|-------------|
| Annual Income | £7,800 |
| Less Mortgage Int | £0 |
| Service Charge & Ground Rent | £1,400/year |
| Net Annual Income | £6,400 |

BTL Mortgage Investment/ Current Return = **4.5% Yield**

| | |
|-----------------------|---------|
| 25% Of Purchase Price | £35,000 |
| LBTT | £4,200 |
| Legal Fees | £1000 |
| Total Investment | £40,200 |

| | |
|------------------------------|-------------|
| Potential Annual Income | £7,800 |
| Less Mortgage Int | £4,830 |
| Service Charge & Ground Rent | £1,400/year |
| Net Annual Income | £1,820 |

*Assumed 25% deposit & BTL interest rate of 4.6%

RETURN AT POTENTIAL RENT

£675/PCM

Cash Purchase Investment/ Current Return = **4.6% Yield**

Investment

| | |
|----------------------|----------|
| House Purchase Price | £140,000 |
| LBTT | £4,200 |
| Legal Fees | £1000 |
| Total Investment | £145,200 |

Income

| | |
|------------------------------|-------------|
| Annual Income | £8,100 |
| Less Mortgage | £0 |
| Service Charge & Ground Rent | £1,400/year |
| Net Annual Income | £6,700 |

BTL Mortgage Investment/ Current Return = **4.7% Yield**

Investment

| | |
|-----------------------|---------|
| 25% Of Purchase Price | £35,000 |
| LBTT | £4,200 |
| Legal Fees | £1000 |
| Total Investment | £40,200 |

Income

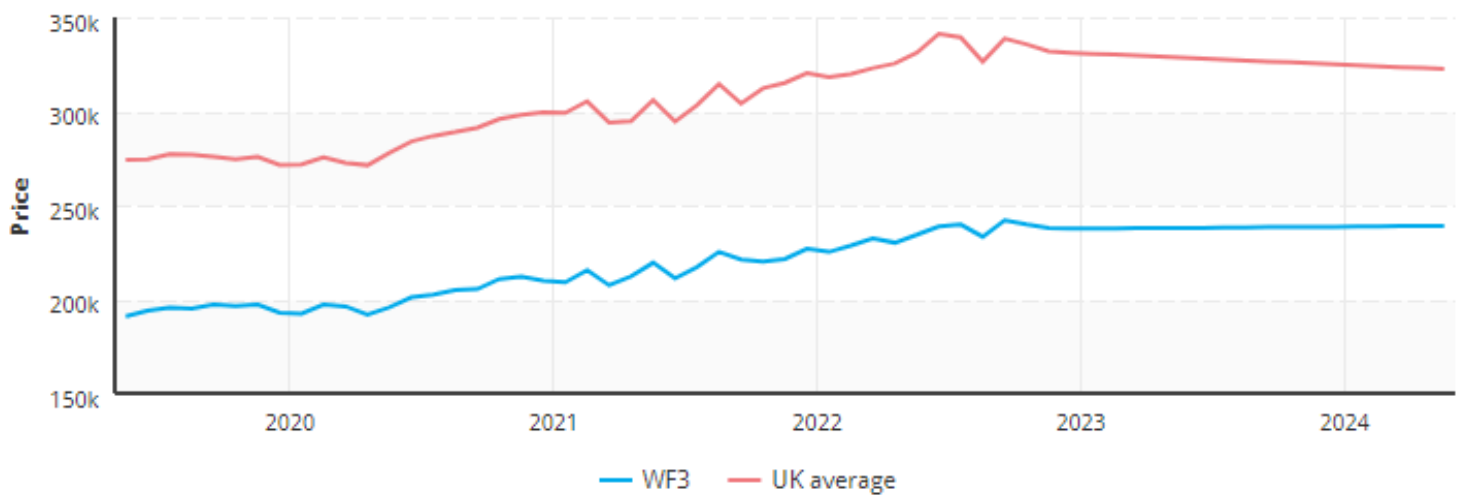
| | |
|------------------------------|-------------|
| Potential Annual Income | £8,100 |
| Less Mortgage Int | £4,830 |
| Service Charge & Ground Rent | £1,400/year |
| Net Annual Income | £1,870 |

*Assumed 25% deposit & BTL interest rate of 4.6%

PROJECTED FUTURE VALUE

House prices in the WF3 Area In The Last 5 Years

Average home values nationwide



Historically, House prices in the WF3 area have risen by 26%

TENANT POTENTIAL RETURN OVER 5 YEARS

BASED ON THE POTENTIAL RENT

5 Year Total Potential Return

Cash Purchase Investment/Potential Total Return **55%**

| | |
|--|---------------------------|
| Cash Investment | £145,200 |
| 5 Year Income | £40,500 |
| Potential Increase In Value (based off of CMV of £153k) | £39,780 |
| House Price In 5 Years | £192,780 (conservatively) |
| Total Potential Return | £80,280 |

BTL Mortgage Investment/Potential Total Return **122%**

| | |
|-----------------------------|---------|
| Cash Investment | £40,200 |
| 5 Year Net Income | £9,350 |
| Potential Increase In Value | £39,780 |
| Total Potential Return | £49,130 |

TENANT INFORMATION



Tenancy Agreement In Place



No Missed/ Late Rent Payments In
Last 12 Months



Tenant Expected To Stay Long Term



Property Fully Compliant (EICR/ Gas Safety etc)

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LOCAL SALES ACTIVITY



Select image

£140,000

Bracken Green, Wakefield WF3

Sell Your Tenanted Property, G73

For print: Hide property description

Flat / Leasehold Listed: 6 June 2024

****investment property**** Our latest Investment listing is this tenanted 1 bed flat, a great addition to any property portfolio. This well-maintained property offers a hassle-free investment with ... [Full details](#)



Select image

£110,000

Bracken Green, East Ardsley, Wakefield, West Yorkshire WF3

whitegates

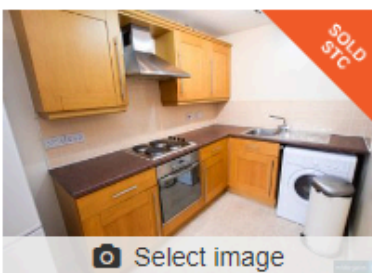
For print: Hide property description Hide sales history

Flat Listed: 9 April 2024

Distance: 0.26 miles

This charming ground floor apartment is located in a quiet and peaceful residential area, offering convenient allocated parking. The modern and inviting property features two bedrooms, making it ... [Full details](#)

Sale date: Jan 2006
Price: £128,995



Select image

£100,000

Bracken Green, East Ardsley, West Yorkshire WF3

whitegates

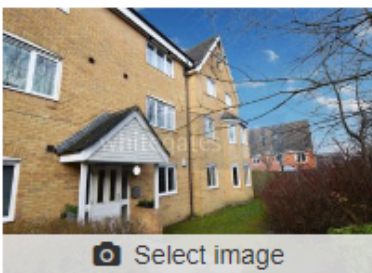
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Flat / Leasehold Listed: 12 March 2024

Distance: 0.26 miles

Perfect for first time buyers/investors is this lovely two bedroom, First floor apartment with an allocated parking space and no onward chain. The property comprises a lounge with feature bay ... [Full details](#)

Sale date: Feb 2006
Price: £132,995



Select image

£99,950

Bracken Green, East Ardsley, Wakefield, West Yorkshire WF3

whitegates

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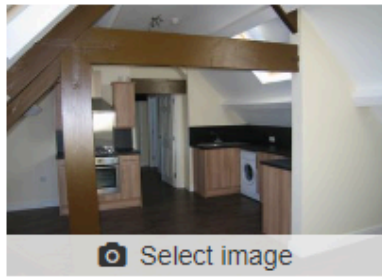
Flat / Leasehold Listed: 7 February 2024

Distance: 0.26 miles

This lovely two bedroom, ground floor apartment with an allocated parking space and no chain involved. This property would be an ideal purchase for a first time buyer or investor and comprises a ... [Full details](#)

Sale date: Feb 2006
Price: £128,995

LOCAL LETTINGS ACTIVITY



Select image

£750 pcm (£173 pw)

Fall Lane, Wakefield WF3

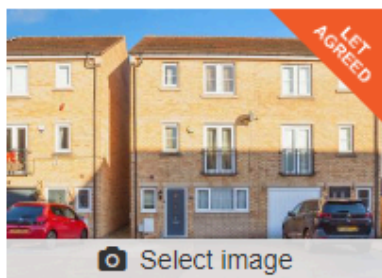


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2 Flat Listed: 22 May 2024

Distance: 0.3 miles

HOMEfinder are delighted to bring to the market this two bedroom top floor apartment in popular East Ardsley. Providing excellent access to the 62 and M1 Motorway networks this property is ... [Full details](#)



Select image

£1,550 pcm (£358 pw)

Bluebell Road, East Ardsley, Wakefield WF3 **ARCHIVED**

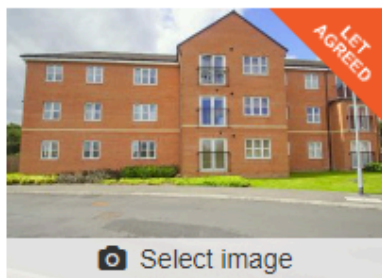


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5 Semi-detached house / Freehold Listed: 7 March 2024

Distance: 0.1 miles

Zero deposit available Spacious 5 Bedroom Semi-detached property over three levels situated in the sought after location of East Ardsley. Newly fitted carpets in most areas. Ideal for the growing ...



Select image

£695 pcm (£160 pw)

Grantham Court, 20 Scampston Drive East Ardsley, Wakefield WF3 **ARCHIVED**

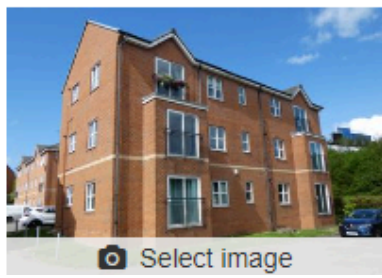


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1 Flat Listed: 7 November 2023

Distance: 0.32 miles

Stoneacre Properties are delighted to offer to let this ground floor apartment. Comprising: Communal entrance, open plan lounge/kitchen, double bedroom and bathroom with a white suite. Designated ...



Select image

£850 pcm (£196 pw)

Brodsworth Court, Ripley Close, East Ardsley WF3 **ARCHIVED**



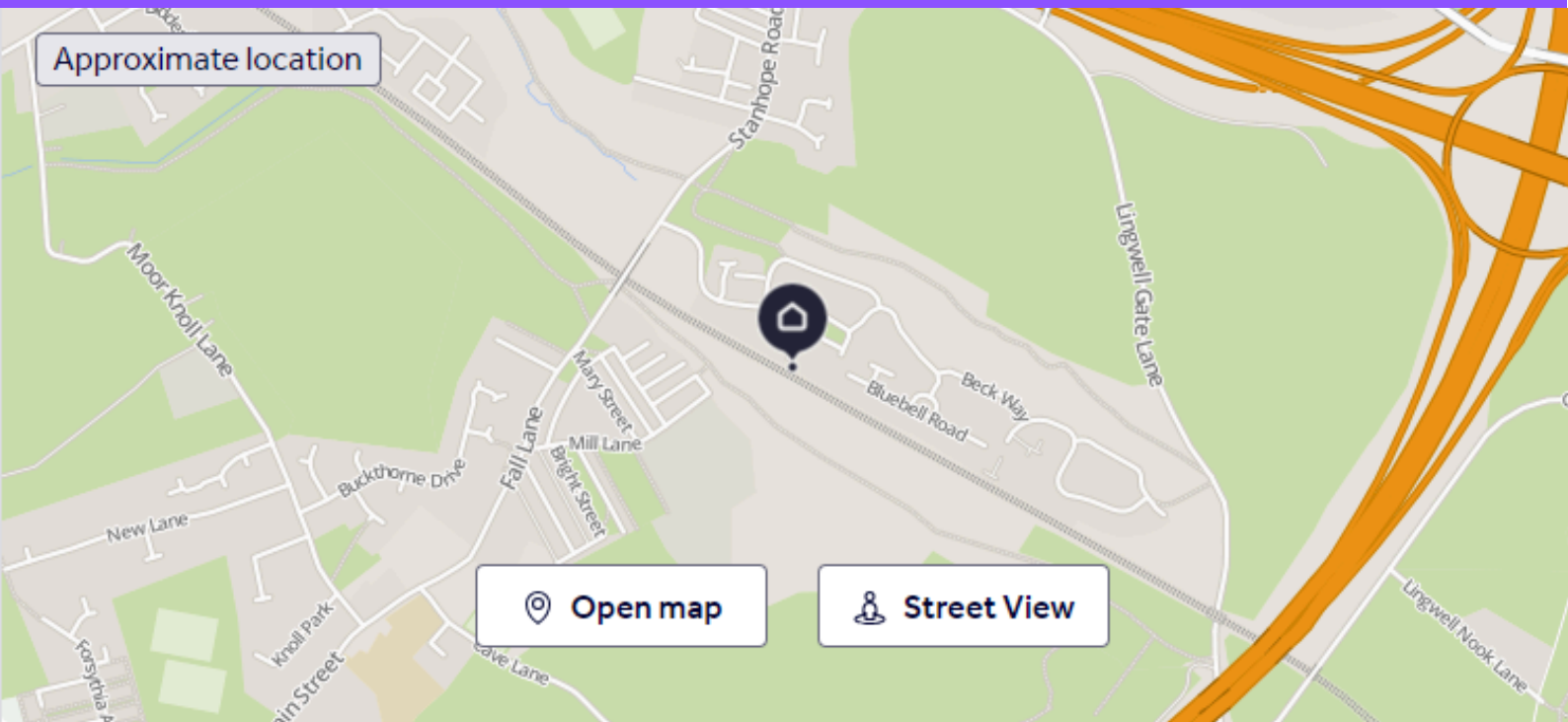
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2 Flat Listed: 10 May 2022

Distance: 0.51 miles

Available now is this modern first floor apartment. With a dining kitchen, spacious lounge, two double bedrooms, en-suite, bathroom, allocated parking, communal gardens and storage. Close to the ...





LOCAL SCHOOLS



 Stations

 Schools

NEAREST SCHOOLS

| | |
|--|-----------|
|  Thorpe Primary School State School Ofsted: Good | 0.4 miles |
|  East Ardsley Primary Academy State School Ofsted: Good | 0.4 miles |
|  Elements Primary School State School Ofsted: Good | 1.2 miles |
|  Cockburn Laurence Calvert Academy State School Rating: N/A | 1.3 miles |

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Contact Information



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