

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Hazel Crescent, Dewsbury,  
WF12

208508893

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Hazel Crescent, Dewsbury, WF12

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **8.9%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

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



Hazel Crescent,  
Dewsbury, WF12

208508893



## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Conservatory**

**Garden Space**

**Factor Fees: £0.00**

**Ground Rent: £0.00**

**Lease Length: £0.00**

**Market Rent: £850**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

**£ 115,000**

25% Deposit	<b>£28,750.00</b>
SDLT Charge	<b>3450</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£33,200.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £0 per calendar month but the potential market rent is

£ 850

<b>Returns Based on Rental Income</b>	<b>£850</b>
Mortgage Payments on £86,250.00 @ 5%	<b>£359.38</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£0.00</b>
Ground Rent	<b>£0.00</b>
Letting Fees	<b>£85.00</b>
<b>Total Monthly Costs</b>	<b>£459.38</b>
<b>Monthly Net Income</b>	<b>£391</b>
<b>Annual Net Income</b>	<b>£4,688</b>
<b>Net Return</b>	<b>14.12%</b>

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and 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      **£2,988**  
Adjusted To

Net Return                      **9.00%**

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

Annual Net Income      **£2,963**  
Adjusted To

Net Return                      **8.92%**

# 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 £135,000.



£135,000

## 3 bedroom semi-detached house for sale

Wakefield Road, Ossett

+ Add to report

NO LONGER ADVERTISED SOLD STC

Semi Detached House | Three Bedrooms | Two Reception Rooms | Off Road Parking | Requires Modernis...

SOLD PRICE HISTORY



£95,000

## 3 bedroom semi-detached house for sale

Hazel Crescent, Dewsbury

+ Add to report

NO LONGER ADVERTISED SOLD STC

Gas Central Heating | UPVC Double Glazing | Off Street Parking | Conservatory to rear | Located n...

SOLD PRICE HISTORY

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

### 3 bedroom semi-detached house

Chickenley Lane, Dewsbury, WF12 8QD

+ Add to report

NO LONGER ADVERTISED LET AGREED

Spacious Semi Detached | Three Bedrooms | Newly Decorated | Gated Parking | Enclosed Rear Garden ...

SOLD PRICE HISTORY



£495 pcm

### 3 bedroom semi-detached house

Hazel Crescent, DEWSBURY

+ Add to report

NO LONGER ADVERTISED LET AGREED






Three Bedroom Semi-Detached Property | Two Reception Rooms | Kitchen with Freestanding electric o...

SOLD PRICE HISTORY

# Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

-  Tenancy Agreement in place: **NO**
-  Current term of tenancy: **VACANT**
-  Standard Tenancy Agreement In Place: **NO**
-  Payment history: **N/A**
-  Fully compliant tenancy: **NO**  
Fully compliant tenancy including EICR & Gas Safety in order

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.



**LETPROPERTY**