

...

¥

# LET PROPERTY PACK

#### **INVESTMENT** INFORMATION

South Elmsall, Pontefract, WF9

209783935

( www.letproperty.co.uk

#### 





### **Property** Description

Our latest listing is in South Elmsall, Pontefract, WF9

Get instant cash flow of £1,417 per calendar month with a 9.2% Gross Yield for investors.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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







## South Elmsall, Pontefract, WF9

209783935

3 Bedrooms Factor 2 Bathrooms Ground Spacious Rooms Lease L Modern Kitchen Curren

Ø

**Property Key Features** 

Factor Fees: TBC Ground Rent: freehold Lease Length: freehold Current Rent: £1,417

## **Business Area**











## Bedrooms





## Bathroom







## Exterior









Figures based on assumed purchase price of £184,000.00 and borrowing of £138,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### ASSUMED PURCHASE PRICE



25% Deposit	£46,000.00
SDLT Charge	£5,520
Legal Fees	£1,000.00
Total Investment	£52,520.00

#### **Projected** Investment Return



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. The monthly rent of this property is currently set at



- ニアシ (2月) シニ (1)

Returns Based on Rental Income	£1,417
Mortgage Payments on £138,000.00 @ 5%	£575.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	freehold
Letting Fees	£141.70
Total Monthly Costs	£731.70
Monthly Net Income	£685.30
Annual Net Income	£8,223.60
Net Return	<mark>15.66%</mark>

#### Return Stress Test Analysis Report





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

Annual Net Income **£5,389.60** Adjusted To

Net Return 10.26%

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

Annual Net Income **£5,463.60** Adjusted To

Net Return 10.40%

#### 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.

Plan Kitchen/Diner/Fam...

	3 bedroom semi-detached house for sale Tudor Court, Pontefract, WF9	+ Add to report
	3 Bedrooms   2 Reception Rooms   Downstairs Shower Room   Fitted Family Bat	Large Garden   Fully
E250,000	SOLD PRICE HISTORY	
E Floorplan	1 Feb 2002	£54,950



Floorplan

£190,000

SOLD PRICE HISTORY	
19 Jan 2007	£130,000
23 May 1997	£51,075

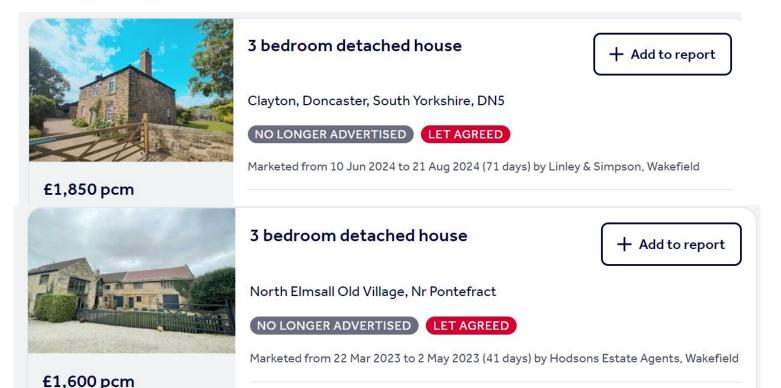
Ref- RP0472 Outstanding Extended Three Bedroom Semi-Detached Home Open

+ Add to report

#### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £1,800 based on the analysis carried out by our letting team at **Let Property Management**.



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: Yes





Standard Tenancy Agreement In Place: **Yes** 





Fully compliant tenancy: Yes

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.



Current term of tenancy: 5 years+

Payment history: On time for length of tenancy







#### South Elmsall, Pontefract, WF9

#### 209783935

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.

