

LET PROPERTY PACK

INVESTMENT INFORMATION

Handsworth Rd, Wakefield
WF2

211265690

 www.letproperty.co.uk





Property Description

Our latest listing is in Handsworth Rd, Wakefield WF2

Get instant cash flow of **£850** per calendar month with a **4.9%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **7.0%** if the rent was increased to market rate.

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...



Handsworth Rd,
Wakefield WF2

211265690



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Parking Spaces Available

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £850

Market Rent: £1,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £207,000.00 and borrowing of £155,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 207,000.00

25% Deposit	£51,750.00
SDLT Charge	£6,210
Legal Fees	£1,000.00
Total Investment	£58,960.00

Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

£ 1,200



Returns Based on Rental Income	£850	£1,200
Mortgage Payments on £155,250.00 @ 5%	£646.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£85.00	£120.00
Total Monthly Costs	£746.88	£781.88
Monthly Net Income	£103.13	£418.13
Annual Net Income	£1,237.50	£5,017.50
Net Return	2.10%	8.51%

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 **£2,617.50**
Adjusted To

Net Return **4.44%**

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

Annual Net Income **£1,912.50**
Adjusted To

Net Return **3.24%**

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 £210,000.



3 bedroom semi-detached house for sale

+ Add to report

Willow Garth, Durkar, Wakefield, West Yorkshire, WF4

CURRENTLY ADVERTISED

Marketed from 25 Sep 2024 by Bridgfords, Wakefield

£210,000

3 bed semi detached | In need of some TLC | No chain | Double glazed window | Central heating rad...

Sold price history:

[View](#)

21/05/2010

£136,840

EPC:

[View](#)

(Approx.) Sqft: **1,021 sq ft**

Price (£) per sqft: **£205.78**

[View floor plan](#)



3 bedroom semi-detached house for sale

+ Add to report

Wharnccliffe Road, Wakefield, West Yorkshire

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Nov 2022 to 29 Jul 2023 (262 days) by Manning Stainton, Wakefield

£210,000

Council tax band A, EPC rating D

Sold price history:

[View](#)

31/07/2023

£200,000

EPC:

[View](#)

(Approx.) Sqft: **1,087 sq ft**

Price (£) per sqft: **£183.97**

[View floor plan](#)



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom house

+ Add to report

Seymour Street, WAKEFIELD

CURRENTLY ADVERTISED

Marketed from 2 Oct 2024 by William H. Brown Lettings, Wakefield

£1,200 pcm

6 MONTHS LET ONLY | 3 Bedrooms | Two reception rooms | Driveway for two cars | Summer House...

EPC:

[View](#)

(Approx.) Sqft: **947 sq ft** Price (£) per sqft: **£1.27**



3 bedroom semi-detached house

+ Add to report

Cherry Tree Road, Walton, WF2 6LL

CURRENTLY ADVERTISED

Marketed from 4 Sep 2024 by Richard Kendall, Wakefield

£1,200 pcm

Semi Detached Property | Three Bedrooms | Newly Decorated | Spacious Lounge | Lovely Conservatory...

Sold price history:

[View](#)

19/07/2013	£155,000
22/02/2008	£173,000
03/11/2000	£68,950

EPC:

[View](#)

(Approx.) Sqft: **807 sq ft** Price (£) per sqft: **£1.49**

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: **Yes**

 Current term of tenancy: **5 Years**

 Standard Tenancy Agreement In Place: **Yes**

 Payment history: **On time for length of tenancy**

 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.



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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.



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