

LET PROPERTY PACK

INVESTMENT INFORMATION

Syke Ings Close, Dewsbury,
WF12 8HF

211688461

 www.letproperty.co.uk





Property Description

Our latest listing is in Syke Ings Close, Dewsbury, WF12 8HF

Get instant cash flow of **£476** per calendar month with a **4.5%** Gross Yield for investors.

This property has a potential to rent for **£725** which would provide the investor a Gross Yield of **6.9%** if the rent was increased to market rate.

The property has long term tenants currently situated, and located within a prime rental location in Dewsbury. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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



Syke Ings Close,
Dewsbury, WF12 8HF

211688461



Property Key Features

3 bedrooms

1 bathroom

**Long Term Tenant Currently
Situated**

Easy access to local amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £476

Market Rent: £725

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £127,000 and borrowing of £95,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 127,000.00

25% Deposit	£31,750.00
SDLT Charge	£3,810
Legal Fees	£1,000.00
Total Investment	£36,560.00

Projected Investment Return



The monthly rent of this property is currently set at £476 per calendar month but the potential market rent is

£725



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.



Returns Based on Rental Income	£476	£725
Mortgage Payments on £95,250.00 @ 5%	£396.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£47.60	£72.50
Total Monthly Costs	£459.48	£484.38
Monthly Net Income	£16.53	£240.63
Annual Net Income	£198.30	£2,887.50
Net Return	0.54%	7.90%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,437.50**
Adjusted To

Net Return **3.93%**

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


Annual Net Income **£982.50**
Adjusted To

Net Return **2.69%**

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.



3 bedroom semi-detached house for sale [+ Add to report](#)


Princess Road, Dewsbury

NO LONGER ADVERTISED **SOLD STC**

Marketed from 6 Mar 2024 to 7 Mar 2024 by William H. Brown, Dewsbury

Guide Price £150,000 - £160,000 | Three Bedroom Semi-Detached Property | 15ft Kitchen Diner, 14ft...

£150,000



3 bedroom semi-detached house for sale [+ Add to report](#)

Syke Grove, Earlsheaton, Dewsbury

NO LONGER ADVERTISED **SOLD STC**

Marketed from 12 Feb 2024 to 26 Jul 2024 (165 days) by Hunters, Dewsbury

THREE BEDROOM SEMI DETACHED PROPERTY | GARDENS FRONT AND REAR PAVED YARD |

£145,000

Rent Comparables Report



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



£800 pcm

3 bedroom semi-detached house

+ Add to report

Princess Crescent, Chickenley, Dewsbury, West Yorkshire, WF12

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Feb 2024 to 16 Mar 2024 (32 days) by Whitegates, Dewsbury

Whitegates are pleased to offer for rent this three bedroom semi detached property. Situated



£778 pcm

3 bedroom semi-detached house

+ Add to report

Princess Street, Dewsbury, West Yorkshire

NO LONGER ADVERTISED






Marketed from 9 Nov 2023 to 17 Nov 2023 (8 days) by Hunters, Dewsbury

THREE BEDROOM SEMI DETACHED PROPERTY | DRIVEWAY TO FIT TWO VEHICLES | POPULAR

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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