

LET PROPERTY PACK

INVESTMENT INFORMATION

Briggs Avenue Castleford
WF10 5BD

210919590

 www.letproperty.co.uk





Property Description

Our latest listing is in Briggs Avenue
Castleford WF10 5BD

Get instant cash flow of **£825** per calendar
month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£825**
which would provide the investor a Gross Yield
of **6.6%** if the rent was increased to market
rate.

**With a location that allows for easy access to
local amenities, and a space that has been
well kept, this property would be a reliable
addition to an investors portfolio.**

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



Briggs Avenue Castleford
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Property Key Features

3 bedrooms

1 bathroom

Well Maintained Property

Spacious Rooms

Factor Fees: 0

Ground Rent: £0.00

Lease Length: FREEHOLD

Current Rent: £825

Market Rent: £825

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 150,000.00

25% Deposit	£37,500.00
SDLT Charge	£4,500
Legal Fees	£1,000.00
Total Investment	£43,000.00

Projected Investment Return



The monthly rent of this property is currently set at £825 per calendar month but the potential market rent is

£ 825



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	£825	£825
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£82.50	£82.50
Total Monthly Costs	£566.25	£566.25
Monthly Net Income	£258.75	£258.75
Annual Net Income	£3,105.00	£3,105.00
Net Return	7.22%	7.22%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,455.00**
Adjusted To

Net Return **3.38%**

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

Annual Net Income **£855.00**
Adjusted To

Net Return **1.99%**

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 £160,000.



£160,000

3 bedroom terraced house for sale

+ Add to report

Dalton Terrace, Castleford

CURRENTLY ADVERTISED

Marketed from 6 Dec 2024 by William H. Brown, Castleford



£150,000

3 bedroom terraced house for sale

+ Add to report

Ridgefield Street, Castleford

CURRENTLY ADVERTISED

Marketed from 10 Dec 2024 by Tudor Sales & Lettings, Garforth

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 terraced house

Briggs Avenue, Castleford, WF10

NO LONGER ADVERTISED

Marketed from 4 Oct 2023 to 17 Oct 2023 (13 days) by OpenRent, London

+ Add to report



£825 pcm

3 bedroom terraced house

Briggs Avenue, Castleford

NO LONGER ADVERTISED

LET AGREED






Marketed from 16 Sep 2023 to 29 Nov 2023 (74 days) by Tudor Sales & Lettings, Garforth

+ Add to report

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: **2 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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