

LET PROPERTY PACK

INVESTMENT INFORMATION

Albert Street Featherstone
Pontefract WF7 5EX

210919587

 www.letproperty.co.uk





Property Description

Our latest listing is in Albert Street Featherstone Pontefract WF7 5EX

Get instant cash flow of **£715** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£723** 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...



Albert Street
Featherstone Pontefract
WF7 5EX

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Property Key Features

3 bedrooms

1 bathroom

Three Piece Bathroom

Well Maintained Property

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £715

Market Rent: £723

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £132,000.00 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 132,000.00

25% Deposit	£33,000.00
SDLT Charge	£3,960
Legal Fees	£1,000.00
Total Investment	£37,960.00

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 £715 per calendar month but the potential market rent is

£ 723

Returns Based on Rental Income	£715	£723
Mortgage Payments on £99,000.00 @ 5%	£412.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£71.50	£72.30
Total Monthly Costs	£499.00	£499.80
Monthly Net Income	£216.00	£223.20
Annual Net Income	£2,592.00	£2,678.40
Net Return	6.83%	7.06%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,232.40**
Adjusted To

Net Return **3.25%**

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

Annual Net Income **£698.40**
Adjusted To

Net Return **1.84%**

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 £170,000.



£170,000

3 bedroom end of terrace house for sale

+ Add to report

Post Office Road, Featherstone

NO LONGER ADVERTISED **SOLD STC**

Marketed from 16 Feb 2024 to 26 Nov 2024 (283 days) by eXp UK, Yorkshire and The Humber



£160,000

3 bedroom end of terrace house for sale

+ Add to report

Nunns Lane, Featherstone, Pontefract

NO LONGER ADVERTISED **SOLD STC**

Marketed from 25 Jan 2023 to 30 Aug 2023 (216 days) by William H. Brown, Pontefract

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom end of terrace house

+ Add to report

Milton Gardens, Featherstone, Pontefract, West Yorkshire, WF7

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Aug 2023 to 27 Sep 2023 (35 days) by Reeds Rains, Pontefract



3 bedroom end of terrace house

+ Add to report

Post Office Road, Featherstone, Pontefract, WF7






NO LONGER ADVERTISED

Marketed from 24 Jun 2024 to 3 Jul 2024 (9 days) by OpenRent, London

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**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **2 years+**
-  Payment history: **On time for length of tenancy**

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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5EX

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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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