

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Woodmoor Road,  
Wakefield, WF2

214579510

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Woodmoor Road, Wakefield, WF2

Get instant cash flow of **£900** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£928** 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...**



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## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Fully-Equipped Kitchen**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £900**

**Market Rent: £928**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £168,000.00 and borrowing of £126,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 168,000.00

25% Deposit	£42,000.00
SDLT Charge	£9,260
Legal Fees	£1,000.00
Total Investment	£52,260.00

# Projected Investment Return



The monthly rent of this property is currently set at £900 per calendar month but the potential market rent is

£ 928



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£900	£928
Mortgage Payments on £126,000.00 @ 5%	£525.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£90.00	£92.80
<b>Total Monthly Costs</b>	<b>£630.00</b>	<b>£632.80</b>
<b>Monthly Net Income</b>	<b>£270.00</b>	<b>£295.20</b>
<b>Annual Net Income</b>	<b>£3,240.00</b>	<b>£3,542.40</b>
<b>Net Return</b>	<b>6.20%</b>	<b>6.78%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,686.40**  
Adjusted To

Net Return                      **3.23%**

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

Annual Net Income      **£1,022.40**  
Adjusted To

Net Return                      **1.96%**

# 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.



## 3 bedroom semi-detached house for sale

+ Add to report

Woodmoor Road, WAKEFIELD

CURRENTLY ADVERTISED

SOLD STC

Marketed from 19 Jul 2025 by William H. Brown, Wakefield

£170,000



## 3 bedroom semi-detached house for sale

+ Add to report

Fulwood Grove, Wakefield

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Feb 2025 to 14 Jul 2025 (136 days) by Richard Kendall, Wakefield

£165,000

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property Management**.



£1,050 pcm

## 3 bedroom house

+ Add to report

Dodworth Drive, WAKEFIELD

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Jul 2025 to 12 Sep 2025 (49 days) by William H. Brown Lettings, Wakefield



£1,000 pcm

## 3 bedroom semi-detached house

+ Add to report

Melton Road, Wakefield, West Yorkshire, WF2

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Oct 2025 to 28 Nov 2025 (38 days) by Reeds Rains, Wakefield

# Current Tenant Profile



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: **Moved in within the last 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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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.



**LETPROPERTY**