

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Orchard Avenue, Stanley,  
Wakefield, WF3 4PB

219352191

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





## Property Description

Our latest listing is in Orchard Avenue, Stanley, Wakefield, WF3 4PB

Get instant cash flow of **£550** per calendar month with a **6.95%** Gross Yield for investors.

This property has a potential to rent for **£868** which would provide the investor a Gross Yield of **10.96%** 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...



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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Private Driveway Parking**

**Private Front and Rear Gardens**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £550**

**Market Rent: £868**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £109,000.00 and borrowing of £81,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 109,000.00

25% Deposit	£27,250.00
SDLT Charge	£5,450
Legal Fees	£1,000.00
Total Investment	£33,700.00

# Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 868



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



Returns Based on Rental Income	£550	£868
Mortgage Payments on £81,750.00 @ 5%	£340.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£55.00	£86.80
Total Monthly Costs	£410.63	£442.43
Monthly Net Income	£139.38	£425.58
Annual Net Income	£1,672.50	£5,106.90
Net Return	4.96%	15.15%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,370.90**  
Adjusted To

Net Return                      **10.00%**

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

Annual Net Income      **£3,471.90**  
Adjusted To

Net Return                      **10.30%**

# 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 £120,000.



£120,000

## 2 bedroom semi-detached house for sale

+ Add to report

Wilson Drive, Wakefield, West Yorkshire

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Apr 2025 to 8 Aug 2025 (105 days) by Rhubarb Sales and Lettings, Covering Wakefield and surrounding areas

Two-Bedroom Semi-Detached – Ideal first-time buy or investment | Vacant Possession – Ready fo...



£119,999

## 2 bedroom semi-detached house for sale

+ Add to report

Neil Fox Way, Wakefield, WF1 5FW

NO LONGER ADVERTISED

Marketed from 4 Apr 2025 to 8 Apr 2025 (3 days) by Stonebridge Homes

Open plan kitchen/diner space with stylish choice of cabinetry | Integrated Bosch appliances | Fr...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £925 based on the analysis carried out by our letting team at **Let Property Management**.



£925 pcm

## 2 bedroom semi-detached house

+ Add to report

Barley Mews, Robin Hood, Wakefield, West Yorkshire, WF3

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Feb 2025 to 17 Mar 2025 (43 days) by Reeds Rains, Rothwell

NEW TO THE MARKET | TWO BEDROOM SEMI DETACHED HOUSE | IDEAL FOR SMALL FAMILY | SEMI DETACHED GARA...



£900 pcm

## 2 bedroom semi-detached house

+ Add to report

Clifton Avenue, Stanley, Wakefield

CURRENTLY ADVERTISED

LET AGREED

Marketed from 19 Aug 2025 by Crown Estate Agents, Castleford

Great First Home | Semi- Detached | Off Road Parking | Detached Garage | Good Sized Gardens | Gre...

# 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: **4 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.



**LETPROPERTY**