

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Constable Drive, Ossett,  
WF5 8DH

224218529

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





## Property Description

Our latest listing is in Constable Drive, Ossett, WF5 8DH

Get instant cash flow of **£630** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£807** which would provide the investor a Gross Yield of **8.4%** 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

**2 bedroom**

**1 bathroom**

**Spacious Lounge**

**Well Equipped Kitchen**

**Factor Fees: £110 per month**

**Ground Rent: £20 per month**

**Lease Length: 102 years**

**Current Rent: £630**

**Market Rent: £807**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit	£28,750.00
SDLT Charge	£5,750
Legal Fees	£1,000.00
Total Investment	£35,500.00

# Projected Investment Return



The monthly rent of this property is currently set at £630.00 per calendar month but the potential market rent is

£ 807

Returns Based on Rental Income	£630.00	£807.00
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£110.00	
Ground Rent	£20.00	
Letting Fees	£63.00	£80.70
<b>Total Monthly Costs</b>	<b>£567.38</b>	<b>£585.08</b>
<b>Monthly Net Income</b>	<b>£62.63</b>	<b>£221.93</b>
<b>Annual Net Income</b>	<b>£751.50</b>	<b>£2,663.10</b>
<b>Net Return</b>	<b>2.12%</b>	<b>7.50%</b>

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



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,049.10**  
Adjusted To

Net Return                      **2.96%**

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

Annual Net Income      **£1,178.10**  
Adjusted To

Net Return                      **3.32%**

# 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 apartment for sale

Constable Drive, Ossett, WF5 8DH

CURRENTLY ADVERTISED

Marketed from 24 Sep 2024 by Richard Kendall, Ossett

+ Add to report



£120,000

## 2 bedroom flat for sale

Constable Drive, Ossett

NO LONGER ADVERTISED

SOLD STC

Marketed from 30 Sep 2025 to 28 Nov 2025 (59 days) by William H. Brown, Wakefield

+ Add to report

# 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

## 2 bedroom apartment

Moorcroft Court, Ossett

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Oct 2025 to 22 Nov 2025 (51 days) by Shaun Mellor Property, Morley

+ Add to report



£775 pcm

## 2 bedroom apartment

Moorcroft Court, Ossett

CURRENTLY ADVERTISED

LET AGREED

Marketed from 19 Jan 2026 by Bridgfords Lettings, Wakefield

+ Add to report

# 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**

 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.



**LETPROPERTY**