



September 23, 2009

21 Mount Ave, Hemsworth, Pontefract WF9 4QE PP £82,000 29% BMV				
Property Type	End Terrace		General Condition	Very Good
No of Beds	£3		Bathroom Colour	White
Std construction	Yes		Dg	Y
Ex Local Auth	No		Ch	Y
If Flat Lease length	N/A			
Ground Rent/Maint	N/A			
Value	£115,000		Rental Income	£500
PP	£82,000		Mortgage Payments (based on 4.7%)	£344
Suggested Finance			Gross cashflow	£156
75% Mortgage	£86,250			
Equity	£28,750			
Amount required by investor	£2,500 nb: includes 2% Finders Fee for EveryCloud			

Property Description

A 3 bed end terrace property in very good condition which is ready to let without needing any work.

To reserve this deal please email info@everycloud.org or call 07966 162554 and ask for our deal reservation sheet



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Rental comparables:

1. ¼ mile - 3 bedrooms - Chester Court, Hemsworth, WF9 £550 pcm – Let agreed



A superb new build 3 bed property complete with en-suite facility, a modern kitchen, and a large lounge, set in a quiet cul-de-sac, with easy access to the surrounding areas including Doncaster, Wakefield, Barnsley & Leeds. The property comes complete with a private garden & off road parking.

2. ¼ mile 3 bedroom house to rent Old Mill Close, Hemsworth, £450 pcm Let agreed



A modern, three bedroom semi-detached house, having gas central heating and UPVC double glazing. Briefly comprises; entrance hall, lounge, breakfast kitchen, landing, three bedrooms and white bathroom. Gardens to front and rear and driveway to side. Unfurnished.

3. 3 bedroom semi-detached house to rent Brettegata, Hemsworth, Pontefract £495 pcm Let agreed

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Offered TO LET is a three bedroom semi detached property which benefits from PVCu double glazing, gas central heating and large gardens to the front and rear.

Comparables For sale:

1. ¼ mile - 3 bedroom semi-detached house for sale Grangeway, Hemsworth,
– SSTC £114,950



This three bedroom semi detached house. Ideally located on a small development area, close to local amenities and bus routes.

2. ½ mile – 3 bed terrace. £124,995



Attractive three bedroom, stone fronted end terrace house situated in a popular location that has undergone a programme of complete refurbishment and is therefore well worth viewing.

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Sold prices:

04 Nov 2008	12, Mount Avenue, Hemsworth, , WF9 4QE	Semi-Detached	£145,000
05 Oct 2007	12, Mount Avenue, Hemsworth, , WF9 4QE	Detached	£146,135
28 Mar 2007	33, Mount Avenue, Hemsworth, , WF9 4QE	Semi-Detached	£107,000
06 Mar 2007	5a, Mount Avenue, Hemsworth, , WF9 4QE	Terraced	£55,000
13 Oct 2006	25, Mount Avenue, Hemsworth, , WF9 4QE	Terraced	£105,000
07 Feb 2003	7, Mount Avenue, Hemsworth, , WF9 4QE	Semi-Detached	£54,000
17 Aug 2001	21, Mount Avenue, Hemsworth, , WF9 4QE	Terraced	£49,500
11 Feb 2000	21, Mount Avenue, Hemsworth, , WF9 4QE	Terraced	£46,50

Hometrack Report

5 comparables selected for the property							
Address	Dist.	Sq Ft	£ per Sq Ft	Status	Price	Date	Notes
Terraced 21 MOUNT AVENUE HEMSWORTH WF9 4QE 1	0m	N/A	N/A	Sold (HMLR Data)	£50K	17/08/01	Year Built: N/A Tenure: Freehold New Build: No
			N/A	Current Value	£119K	01/04/09	
3 Bed Mid-Terrace House 23 MOUNT AVENUE HEMSWORTH WF9 4QE 2	4m	1238	£69	Mortgage Valuation	£85K	13/12/04	Year Built: 1910 Tenure: Freehold New Build: No
			£75	Current Value	£93K	01/04/09	
Terraced 25 MOUNT AVENUE HEMSWORTH WF9 4QE 3	10m	N/A	N/A	Sold (HMLR Data)	£105K	13/10/06	Year Built: N/A Tenure: Freehold New Build: No
			N/A	Current Value	£101K	01/04/09	
3 Bed Mid-Terrace House 17 HOLLY STREET HEMSWORTH WF9 4AD 4	125m	1076	£98	Sold (HMLR Data)	£105K	31/01/08	Year Built: 1900 Tenure: Freehold New Build: No
			£87	Current Value	£94K	01/04/09	

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