

LET PROPERTY PACK

INVESTMENT INFORMATION

Ashtree Garth, Leeds, LS9
6PN

208785774

 www.letproperty.co.uk





Property Description

Our latest listing is in Ashtree Garth, Leeds, LS9 6PN

This property has a potential to rent for **£1,350** which would provide the investor a Gross Yield of **6.6%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

Don't miss out on this fantastic investment opportunity...



Ashtree Garth, Leeds, LS9
6PN

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Property Key Features

3 bedroom

2 bathroom

Spacious Rooms

Garden Grounds

Factor Fees: TBC

Ground Rent: FREEHOLD

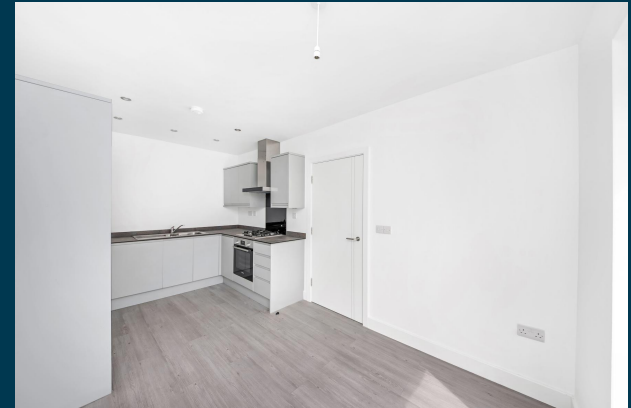
Lease Length: FREEHOLD

Market Rent: £1,350

Lounge



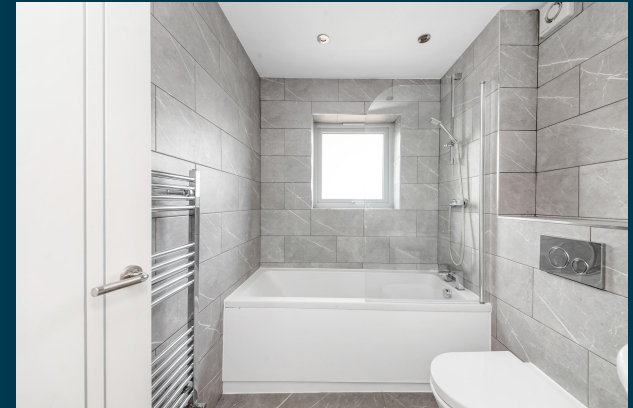
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £247,000.00 and borrowing of £185,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 247,000.00

25% Deposit	£61,750.00
SDLT Charge	£7,410
Legal Fees	£1,000.00
Total Investment	£70,160.00

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.



Returns Based on Rental Income	£1,350
Mortgage Payments on £185,250.00 @ 5%	£771.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	FREEHOLD
Letting Fees	£135.00
Total Monthly Costs	£921.88
Monthly Net Income	£428.13
Annual Net Income	£5,137.50
Net Return	7.32%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,437.50**
Adjusted To

Net Return **3.47%**

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

Annual Net Income **£1,432.50**
Adjusted To

Net Return **2.04%**

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 £250,000.



£250,000

3 bedroom semi-detached house for sale

Ash Tree Garth, Leeds, West Yorkshire, LS9

+ Add to report

NO LONGER ADVERTISED

Gorgeously Designed New Build Property | Ideal for Contemporary Living | 3x Large Sized bedrooms...

Marketed from 24 Aug 2022 to 15 Nov 2022 (82 days) by Aspire Properties, West Yorkshire



£240,000

3 bedroom semi-detached house for sale

Ash Tree Garth, Leeds, West Yorkshire

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Semi-Detached Property | Three Bedrooms | Master En Suite | Modern Dining Kitchen | Bathroom & Gu...

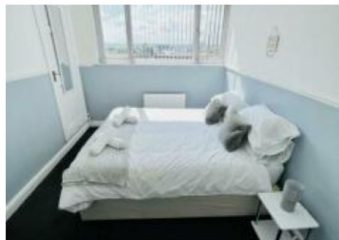
Marketed from 28 Jun 2023 to 5 Jul 2024 (373 days) by Manning Stainton, Crossgates



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,000 based on the analysis carried out by our letting team at **Let Property Management**.



£3,000 pcm

3 bedroom terraced house

Everleigh Street, Leeds

+ Add to report

NO LONGER ADVERTISED

Spacious 3-bedroom house on Everleigh Street | Accommodates up to 8 people comfortably | Luxuriou...

Marketed from 8 Apr 2024 to 12 Jun 2024 (64 days) by RE/MAX Property Hub, Wolverhampton



£1,750 pcm

3 bedroom semi-detached house

Neville Parade, Leeds, LS9

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Bills Included | Property Reference Number: 1824205

Marketed from 15 Oct 2023 to 20 Oct 2023 (4 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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.



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