

LET PROPERTY PACK

INVESTMENT INFORMATION

Dyson Street, Barnsley, S70

208605842

 www.letproperty.co.uk





Property Description

Our latest listing is in Dyson Street, Barnsley, S70

Get instant cash flow of **£650** per calendar month with a **5.9%** Gross Yield for investors.

This property has a potential to rent for **£729** which would provide the investor a Gross Yield of **6.6%** 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...



Dyson Street, Barnsley,
S70

208605842



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Modern Kitchen

Factor Fees: TBC

Ground Rent: freehold

Lease Length: freehold

Current Rent: £650

Market Rent: £729

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £133,000.00 and borrowing of £99,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 133,000.00

25% Deposit	£33,250.00
SDLT Charge	£3,990
Legal Fees	£1,000.00
Total Investment	£38,240.00

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 729

Returns Based on Rental Income	£650	£729
Mortgage Payments on £99,750.00 @ 5%	£415.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	freehold	
Letting Fees	£65.00	£72.90
Total Monthly Costs	£495.63	£503.53
Monthly Net Income	£154.38	£225.48
Annual Net Income	£1,852.50	£2,705.70
Net Return	4.84%	7.08%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£1,247.70**
Adjusted To

Net Return **3.26%**

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

Annual Net Income **£710.70**
Adjusted To

Net Return **1.86%**

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 £90,000.



£90,000



2 bedroom terraced house for sale

Dyson Street, Barnsley

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

NO CHAIN | TWO BEDROOMS | SPACIOUS | IDEAL FIRST TIME BUY | IDEAL INVESTMENT | ENCLOSED YARD | PO...

SOLD PRICE HISTORY

8 Dec 2023

£89,000



£80,000

2 bedroom terraced house for sale

Dyson Street, Barnsley, S70 6LY

+ Add to report

CURRENTLY ADVERTISED **SOLD STC**

Discover this spacious inner terraced property, perfectly located within walking distance of the ...

SOLD PRICE HISTORY

2 May 2006

£74,000

8 Apr 2004

£69,000

1 Sep 2003

£55,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

2 bedroom terraced house

Raley Street, Barnsley, S70

CURRENTLY ADVERTISED

Marketed from 12 Aug 2024 by Roebucks Estate Agents, Barnsley

+ Add to report



£695 pcm

2 bedroom terraced house

St. Edwards Avenue, Barnsley, South Yorkshire, S70

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Jun 2024 to 29 Jul 2024 (39 days) by Your Move, Barnsley

+ Add to report

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**

 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.



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