

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Long Field Drive Halton,  
Leeds, LS15 7UD

208864805

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





## Property Description

Our latest listing is in Long Field Drive Halton, Leeds, LS15 7UD

Get instant cash flow of **£700** per calendar month with a **4.6%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **5.2%** if the rent was increased to market rate.

**With great potential returns and located within a prime rental location in Leeds, it will make for a reliable long term investment for an investor.**

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



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## Property Key Features

**2 Bedroom**

**1 Bathroom**

**Modern Interior**

**Spacious Room**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £700**

**Market Rent: £800**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £184,000.00 and borrowing of £138,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 184,000.00

25% Deposit	£46,000.00
SDLT Charge	£5,520
Legal Fees	£1,000.00
Total Investment	£52,520.00

# Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 800

Returns Based on Rental Income	£700	£800
Mortgage Payments on £138,000.00 @ 5%	£575.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£70.00	£80.00
<b>Total Monthly Costs</b>	<b>£660.00</b>	<b>£670.00</b>
<b>Monthly Net Income</b>	<b>£40.00</b>	<b>£130.00</b>
<b>Annual Net Income</b>	<b>£480.00</b>	<b>£1,560.00</b>
<b>Net Return</b>	<b>0.91%</b>	<b>2.97%</b>

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      **-£40.00**  
Adjusted To

Net Return                      **-0.08%**

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


Annual Net Income      **-£1,200.00**  
Adjusted To

Net Return                      **-2.28%**

# 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 £220,000.



### 2 bedroom end of terrace house for sale

Windmill Gardens, Leeds

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 5 Jan 2022 to 22 Apr 2022 (107 days) by Stoneacre Properties, Whitkirk

£220,000

EPC | END TOWN HOUSE | TWO BEDROOMS | WELL PRESENTED | COLTON VILLAGE | PARKING FOR TWO CARS

**Sold price history:**


22/04/2022	£215,000
29/01/2016	£165,000
10/06/2010	£149,000

**EPC:**

(Approx.) Sqft: **689 sq ft** Price (£) per sqft: **£319.35**

[View floor plan](#)

[+ Add to report](#)



### 2 bedroom end of terrace house for sale

Mead Way, Leeds

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 9 Jul 2021 to 22 Oct 2021 (104 days) by Stoneacre Properties, Whitkirk


£220,000

[+ Add to report](#)

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



**2 bedroom end of terrace house** [+ Add to report](#)

St. Hildas Mount, Leeds, West Yorkshire, LS9

**CURRENTLY ADVERTISED** **LET AGREED**

Marketed from 22 Apr 2024 by Care 4 Properties, Leeds


Discover this newly refurbished 2-bedroom end of terrace property in St. Hildas Mount, Leeds, LS9...

Sold price history: [View](#)

07/11/2003	£32,000
16/05/1997	£15,000

EPC: [View](#)

(Approx.) Sqft: **1,292 sq ft** Price (£) per sqft: **£0.62**



**2 bedroom end of terrace house** [+ Add to report](#)

Glenthorpe Avenue, Leeds

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 3 Mar 2024 to 8 Apr 2024 (35 days) by Hamilton Bower, Northowram

TWO BEDROOMS | SEMI DETACHED | CLOSE TO LEEDS CITY CENTRE | GAS CENTRAL HEATING

Sold price history: [View](#)


# 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.



**LETPROPERTY**