

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Dearne Road, Brampton,  
Barnsley, S73 0XA

212089955

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





## Property Description

Our latest listing is in Dearne Road, Brampton, Barnsley, S73 0XA

Get instant cash flow of **£550** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£749** which would provide the investor a Gross Yield of **7.8%** if the rent was increased to market rate.

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

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



Dearne Road, Brampton,  
Barnsley, S73 0XA

212089955



## Property Key Features

**3 bedroom**

**1 bathroom**

**Easy Access to Local Amenities**

**Spacious Lounge**

**Factor Fees: TBC**  
**Ground Rent: TBC**

**Lease Length: freehold**

**Current Rent: £550**

**Market Rent: £749**



# Lounge





# Kitchen





# Bedrooms



# Bathroom





# Exterior





Figures based on assumed purchase price of £115,000 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	£3,450
Legal Fees	£1,000.00
Total Investment	£33,200.00

# Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 749



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	£550	£749
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£55.00	£74.90
<b>Total Monthly Costs</b>	<b>£429.38</b>	<b>£449.28</b>
<b>Monthly Net Income</b>	<b>£120.63</b>	<b>£299.73</b>
<b>Annual Net Income</b>	<b>£1,447.50</b>	<b>£3,596.70</b>
<b>Net Return</b>	<b>4.36%</b>	<b>10.83%</b>



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,098.70**  
Adjusted To

Net Return                      **6.32%**

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

Annual Net Income      **£1,871.70**  
Adjusted To

Net Return                      **5.64%**

# 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 £115,000.



£115,000

## 3 bedroom end of terrace house for sale

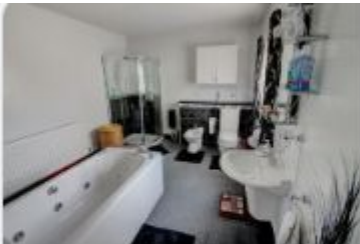
+ Add to report

Dearne Road, Brampton, Barnsley, South Yorkshire, S73

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Jun 2023 to 29 Jan 2024 (235 days) by YOUR MOVE Furness-Lyman, Wombwell



£110,000

## 3 bedroom terraced house for sale

+ Add to report

Dearne Road, Barnsley, S73

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Aug 2020 to 12 Feb 2021 (179 days) by Purplebricks, covering Yorkshire

# 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

## 3 bedroom semi-detached house

+ Add to report

Wath Road, Barnsley, S73

NO LONGER ADVERTISED

Marketed from 3 Jul 2024 to 8 Jul 2024 (4 days) by OpenRent, London



£825 pcm

## 3 bedroom semi-detached house

+ Add to report

Dearne Road, Brampton, Barnsley, S73

NO LONGER ADVERTISED






Marketed from 31 Jan 2024 to 1 Feb 2024 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: **YES**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **5 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.



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

Dearne Road, Brampton, Barnsley, S73 0XA

212089955

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**