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# LET PROPERTY PACK

### **INVESTMENT** INFORMATION

Coniston Road, Barnsley, S71

211760903

( www.letproperty.co.uk

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# **Property Description**

Our latest listing is in Coniston Road, Barnsley, S71

Get instant cash flow of £575 per calendar month with a 6.6% Gross Yield for investors.

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...





### Coniston Road, Barnsley, S71

211760903

2 bedrooms 2 bathroom Good Condition

**Property Key Features** 

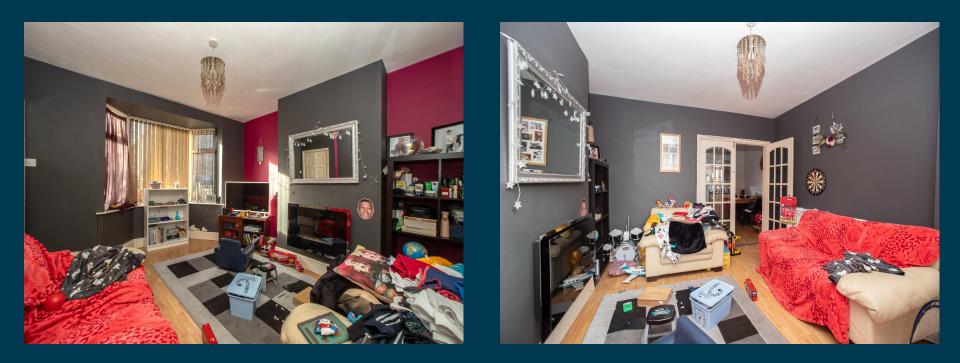
Garden Ground Space

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Factor Fees: TBC Ground Rent: leasehold Lease Length: leasehold Current Rent: £575







# Kitchen







# Bedrooms







# Bathroom



H 4



# Exterior









Figures based on assumed purchase price of £104,000 and borrowing of £78,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### ASSUMED PURCHASE PRICE



25% Deposit	£26,000.00
SDLT Charge	£3,120
Legal Fees	£1,000.00
Total Investment	£30,120.00

# **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	£575
Mortgage Payments on £78,000.00 @ 5%	£325.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	leasehold
Letting Fees	£57.50
Total Monthly Costs	£397.50
Monthly Net Income	£177.50
Annual Net Income	£2,130.00
Net Return	7.07%

LETORMDERT

### Return Stress Test Analysis Report





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

Annual Net Income **£2,520.00** Adjusted To

Net Return **8.37**%

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

Annual Net Income **£2,460.00** Adjusted To

Net Return

**8.17**%

## Sale Comparables Report

LE7PROPERTY

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 £120,000.



£120,000

£95,000





NO LONGER ADVERTISED SOLD STC

Marketed from 27 Sep 2023 to 17 Nov 2023 (50 days) by Hunters, Barnsley



### 2 bedroom terraced house for sale

Windermere Road, Oakwell, Barnsley, S71



Marketed from 19 Aug 2024 by Whitegates, Barnsley



+ Add to report

### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



### 2 bedroom terraced house

Langdale Road, Barnsley, South Yorkshire, S71

NO LONGER ADVERTISED LET AGREED

Marketed from 22 May 2024 to 14 Jun 2024 (23 days) by Your Move, Barnsley



### 2 bedroom end of terrace house



Add to report

Brinckman Street, Barnsley, South Yorkshire, S70

#### CURRENTLY ADVERTISED

Marketed from 1 Nov 2024 by Your Move, Barnsley

£695 pcm

£725 pcm

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

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.



Payment history: On time for length of tenancy

Current term of tenancy: 5 years +





### Coniston Road, Barnsley, S71

# 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.

