

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Coniston Road, Barnsley,  
S71

211760903

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





## 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...



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## Property Key Features

**2 bedrooms**

**2 bathroom**

**Good Condition**

**Garden Ground Space**

**Factor Fees: TBC**

**Ground Rent: leasehold**

**Lease Length: leasehold**

**Current Rent: £575**



# Lounge





# Kitchen



# Bedrooms



# Bathroom





# 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

£ 104,000.00

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	TBC
Ground Rent	leasehold
Letting Fees	£57.50
<b>Total Monthly Costs</b>	<b>£397.50</b>
<b>Monthly Net Income</b>	<b>£177.50</b>
<b>Annual Net Income</b>	<b>£2,130.00</b>
<b>Net Return</b>	<b>7.07%</b>



# 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



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

## 2 bedroom end of terrace house for sale

+ Add to report

Grasmere Road, Barnsley

NO LONGER ADVERTISED

SOLD STC

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



£95,000

## 2 bedroom terraced house for sale

+ Add to report

Windermere Road, Oakwell, Barnsley, S71

CURRENTLY ADVERTISED

SOLD STC

Marketed from 19 Aug 2024 by Whitegates, Barnsley

# 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**.



£725 pcm

## 2 bedroom terraced house

+ Add to report

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



£695 pcm

## 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



# 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.



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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**