

LET PROPERTY PACK

INVESTMENT INFORMATION

Stanningley Road, LS13
3HZ

211972028

 www.letproperty.co.uk





Property Description

Our latest listing is in Stanningley Road Ls13 3hz

Get instant cash flow of **£800** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£965** which would provide the investor a Gross Yield of **6.3%** if the rent was increased to market rate.

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

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



Stanningley Road Ls13
3hz

211972028



Property Key Features

3 Bedroom

1 Bathroom

Spacious Lounge

Spacious Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £800

Market Rent: £965

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



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.

The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 965

Returns Based on Rental Income	£800	£965
Mortgage Payments on £138,000.00 @ 5%	£575.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£80.00	£96.50
Total Monthly Costs	£670.00	£686.50
Monthly Net Income	£130.00	£278.50
Annual Net Income	£1,560.00	£3,342.00
Net Return	2.97%	6.36%



Return **Stress Test** Analysis Report



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

Annual Net Income **£1,412.00**
Adjusted To

Net Return **2.69%**

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


Annual Net Income **£582.00**
Adjusted To

Net Return **1.11%**

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 £200,000.



3 bedroom end of terrace house for sale

Warrels Place, Bramley, Leeds

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 17 Sep 2024 by William H. Brown, Pudsey

Three Bedroom + Study | Cellar Utility Room Gym | Accommodation Over 4 Floors | Garden Fronted | ...

£200,000

[View floor plan](#)

Sold price history:

20/06/2014	£120,000
12/08/2005	£109,500

EPC:

(Approx.) Sqft: **1,012 sq ft** Price (£) per sqft: **£197.67**

[+ Add to report](#)

[View](#)

[View](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

3 bedroom end of terrace house

[+ Add to report](#)

Norman View, Leeds, LS5

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Jun 2024 to 19 Aug 2024 (69 days) by Right Let Leeds, Headingley

Premium property Highly recommended | Close to public transport | Double glazing | Fully Furnishe...

EPC:

[View](#)

(Approx.) Sqft: **883 sq ft**

Price (£) per sqft: **£1.13**

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.



Stanningley Road Ls13 3hz

211972028

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