

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Dewsbury Road, Leeds,  
LS11

212946575

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





## Property Description

Our latest listing is in Dewsbury Road, Leeds, LS11

This property has a potential to rent for **£1,265** which would provide the investor a Gross Yield of **5.6%** if the rent was increased to market rate.

**A space that has been kept in good condition and a potential rental income that can ensure fantastic returns, this property will make for a rewarding addition to an investor's portfolio.**

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



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## Property Key Features

**4 Bedroom**

**2 Bathroom**

**Lounge and Kitchen**

**Spacious Rooms**

**Factor Fees: £0.00**

**Ground Rent: freehold**

**Lease Length: freehold**

**Current Rent: VACANT**

**Market Rent: £1,265**



# Lounge



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £280,000.00 and borrowing of £210,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 280,000.00

25% Deposit	£70,000.00
SDLT Charge	£9,900
Legal Fees	£1,000.00
Total Investment	£80,900.00



# 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.



<b>Returns Based on Rental Income</b>	<b>£1,265</b>
Mortgage Payments on £210,000.00 @ 5%	<b>£875.00</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£0.00</b>
Ground Rent	<b>freehold</b>
Letting Fees	<b>£126.50</b>
<b>Total Monthly Costs</b>	<b>£1,016.50</b>
<b>Monthly Net Income</b>	<b>£248.50</b>
<b>Annual Net Income</b>	<b>£2,982.00</b>
<b>Net Return</b>	<b>3.69%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£760.00**  
Adjusted To

Net Return                      **0.94%**

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

Annual Net Income      **-£840.00**  
Adjusted To


Net Return                      **-1.04%**



# 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 £300,000.00.



### 4 bedroom detached house for sale


Cross Flatts Grove, Leeds

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

Marketed from 25 Jun 2022 to 4 Nov 2022 (131 days) by Dan Pearce Sells Homes, Morley

4 Bedrooms | Corner Plot | Detached Garage | En-suite to Master bedroom | FANTASTIC FAMILY HOME | ...

**£300,000**




[View floor plan](#)

<b>Sold price history:</b>	<a href="#">View</a>
04/11/2022	£308,000
<b>EPC:</b>	<a href="#">View</a>

(Approx.) Sqft: **1,475 sq ft** Price (€) per sqft: **€203.44**

[+ Add to report](#)



### 4 bedroom detached house for sale

Thirmere Gardens, Leeds, West Yorkshire

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

Marketed from 30 Sep 2022 to 19 Nov 2022 (50 days) by Manning Stainton, Beeston

Four bedrooms | Spacious detached house | Gas Central heating | Off street parking & garage | Bea...


**£299,995**

[+ Add to report](#)

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



### 4 bedroom semi-detached house


Old Lane, Leeds, West Yorkshire

**NO LONGER ADVERTISED**

Marketed from 5 Jan 2024 to 26 Jan 2024 (21 days) by Manning Stainton, Marley

Available To Let Now | Stunning Semi Detached Property | Four Bedrooms | Spacious Rooms Throughou...

£1,300 pcm




[View floor plan](#)

<b>Sold price history:</b>	<a href="#">View</a>
03/01/2024	£299,950
11/04/2014	£180,000
10/02/2006	£175,000

**EPC:** [View](#)

(Approx.) Sqft: **1,485 sq ft** Price (€) per sqft: **€0.88**

[+ Add to report](#)



### 4 bedroom terraced house

Cross Flatts Mount, Leeds, LS11

**NO LONGER ADVERTISED**

Marketed from 7 Nov 2024 to 28 Nov 2024 (20 days) by Openflant, London

£1,250 pcm

No Agent Fees | Property Reference Number: 2208479






[+ Add to report](#)



# 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.



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