

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Skipton Road, Harrogate,  
HG1

211998845

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





## Property Description

Our latest listing is in Skipton Road, Harrogate, HG1

Get instant cash flow of **£895** per calendar month with a **4.9%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **5.2%** if the rent was increased to market rate.

**With a tenant currently situated. 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...



Skipton Road, Harrogate,  
HG1

211998845



## Property Key Features

**2 Bedroom**

**2 Bathroom**

**Lounge and Kitchen**

**Spacious Rooms**

**Factor Fees: £116 pm**

**Ground Rent: £200 pa**

**Lease Length: 118 years**

**Current Rent: £895**

**Market Rent: £950**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





# Initial Outlay



Figures based on assumed purchase price of £220,000.00 and borrowing of £165,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 220,000.00

25% Deposit	£55,000.00
SDLT Charge	£11,000
Legal Fees	£1,000.00
Total Investment	£67,000.00

# Projected Investment Return



The monthly rent of this property is currently set at £895 per calendar month but the potential market rent is

£ 950

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	£895	£950
Mortgage Payments on £165,000.00 @ 5%	<b>£687.50</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£116.60</b>	
Ground Rent	<b>£16.60</b>	
Letting Fees	<b>£89.50</b>	<b>£95.00</b>
<b>Total Monthly Costs</b>	<b>£925.20</b>	<b>£930.70</b>
<b>Monthly Net Income</b>	<b>-£30.20</b>	<b>£19.30</b>
<b>Annual Net Income</b>	<b>-£362.40</b>	<b>£231.60</b>
<b>Net Return</b>	<b>-0.54%</b>	<b>0.35%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£1,668.40**

Net Return **-2.49%**

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


Annual Net Income Adjusted To **-£2,869.20**

Net Return **-4.28%**

# 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 £230,000.00.



### 2 bedroom terraced house for sale


Mayfield Grove, Harrogate, HG1 5EY

**CURRENTLY ADVERTISED** **SOLD STC**

Marketed from 15 Nov 2024 by HMCA Estates, Knaresborough

Stylish mid terrace HG1 property | 2 double bedrooms | Brand new windows and doors throughout | A...

**£230,000**



[View floor plan](#)


**Sold price history:** [View](#)

29/05/2020	£165,000
31/05/2012	£145,500
06/08/1999	£44,000

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

(Approx.) Sqft: **764 sq ft** Price (€) per sqft: **€300.95**

[+ Add to report](#)



### 2 bedroom terraced house for sale

Mayfield Grove, Harrogate, HG1 5EY

**NO LONGER ADVERTISED**

Marketed from 25 Oct 2024 to 10 Nov 2024 (15 days) by New Home Agents, Leeds

\*\*\* NEW INSTRUCTION, MUST BE VIEWED \*\*\* | LOVELY 2 BEDROOM TERRACE HOME | WELL PRESENTED THROUGHOUT...


**£230,000**

[+ Add to report](#)

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as **£950** based on the analysis carried out by our letting team at **Let Property Management**.



**2 bedroom terraced house** [+ Add to report](#)


Birch Grove, Harrogate, HG1 4HR

**CURRENTLY ADVERTISED**

Marketed from 28 Jan 2025 by LentinSmith, Harrogate

Recently Fitted Kitchen and Bathroom | Parking Available at Rear and Front | Quality Fixtures and ...

£950 pcm




[View floor plan](#)

**Sold price history:** [View](#)

10/09/2021	£145,000
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**EPC:** [View](#)

(Approx.) Sqft: **581 sq ft** Price (£) per sqft: **£1.63**



**2 bedroom terraced house** [+ Add to report](#)

Dixon Terrace, Harrogate, HG1 2AP

**CURRENTLY ADVERTISED LET AGREED**

Marketed from 17 Jan 2025 by Verity Frearson, Harrogate






£950 pcm

A well presented two bedroomed middle of terraced stone fronted property, situated in this quiet ...

# 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**