



LET PROPERTY

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Skipton Road, Harrogate,  
HG1 3BR

0113 998845

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



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## Property Description

Our latest listing is in Skipton Road, Harrogate, HG1 3BR

Get instant cash flow of **£930** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **5.6%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



LET PROPERTY



Skipton Road, Harrogate,  
HG1 3BR

211998845



## Property Key Features

2 Bedrooms

1 Bathroom

Well-kept flat

Parking Available

Easy Access to Local Amenities

Factor Fees: £117 pm

Ground Rent: £17 pm

Lease Length: 116 years

Current Rent: £930

Market Rent: £950

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



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Figures based on assumed purchase price of £203,000.00 and borrowing of £152,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 203,000.00

25% Deposit	£50,750.00
SDLT Charge	£11,710
Legal Fees	£1,000.00
Total Investment	£63,460.00

# 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 £930 per calendar month but the potential market rent is

£ 950

Returns Based on Rental Income	£930	£950
Mortgage Payments on £152,250.00 @ 5%	£634.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£117.00	
Ground Rent	£17.00	
Letting Fees	£93.00	£95.00
Total Monthly Costs	£876.38	£878.38
Monthly Net Income	£53.63	£71.63
Annual Net Income	£643.50	£859.50
Net Return	1.01%	1.35%

# Return Stress Test Analysis Report



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

Annual Net Income	<b>-£1,040.50</b>
Adjusted To	
Net Return	<b>-1.64%</b>

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

Annual Net Income	<b>-£1,981.50</b>
Adjusted To	
Net Return	<b>-3.12%</b>

# 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 £215,000.



## 2 bedroom apartment for sale

+ Add to report

Kings Road, Harrogate, North Yorkshire

CURRENTLY ADVERTISED

Marketed from 30 Jan 2025 by Beadnell & Copley, Harrogate

£215,000

\*\*\*ATTENTION INVESTORS\*\*\* A well-proportioned apartment within this attractive stone built period...



## 2 bedroom flat for sale

+ Add to report

Franklin Mount, Harrogate, North Yorkshire, UK, HG1

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Sep 2023 to 10 Dec 2024 (462 days) by Linley & Simpson, Harrogate

£210,000

TWO BEDROOM APARTMENT | FIRST FLOOR | LARGE OPEN PLAN KITCHEN | LARGE MAIN BEDROOM | LUXURIOUS BA...

# Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



## 2 bedroom apartment

+ Add to report

Hollins Road, Harrogate, North Yorkshire, HG1

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Jan 2024 to 18 Mar 2024 (52 days) by Windsor Court Properties, Knaresborough

Stunning two bedroom apartment | Open plan living | Beautiful dining kitchen | Log burner | EPC C



## 2 bedroom apartment

+ Add to report

Grove Park Terrace, Harrogate, HG1 4BW

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Feb 2024 to 11 Mar 2024 (16 days) by Hunters, Harrogate

Deposit alternative available | Character top floor flat | Two double bedrooms | Furnished | Clos...

£975 pcm

# 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**



Current term of tenancy: **5 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



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.



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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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