

LET PROPERTY PACK

INVESTMENT INFORMATION

Moorview, Otley Road,
Guiseley, Leeds, LS20

214084841

 www.letproperty.co.uk





Property Description

Our latest listing is in Moorview, Otley Road, Guiseley, Leeds, LS20.

Get instant cash flow of **£1,095** per calendar month with a **5.5%** 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 Bathrooms

Good Condition

Front and Rear Garden Space

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £1,095

Lounge



Kitchen



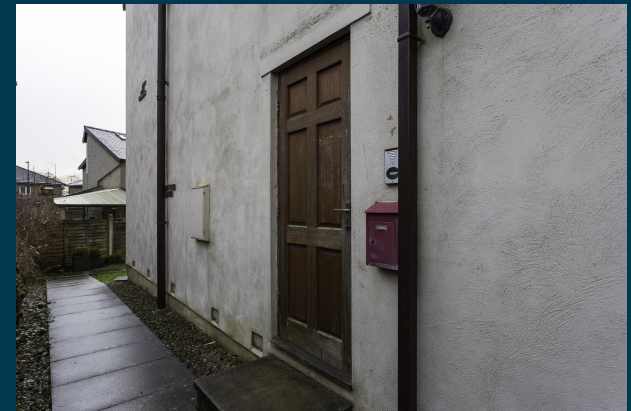
Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £241,000.00 and borrowing of £180,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 241,000.00

25% Deposit	£60,250.00
SDLT Charge	£12,050
Legal Fees	£1,000.00
Total Investment	£73,300.00

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 £1,095 per calendar month.

Returns Based on Rental Income	£1,095
Mortgage Payments on £180,750.00 @ 5%	£753.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	TBC
Letting Fees	£109.50
Total Monthly Costs	£877.63
Monthly Net Income	£217.38
Annual Net Income	£2,608.50
Net Return	3.56%

Return **Stress Test** Analysis Report



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

Annual Net Income **£418.50**
Adjusted To

Net Return **0.57%**

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

Annual Net Income **-£1,006.50**
Adjusted To

Net Return **-1.37%**

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 £260,000.



£260,000

2 bedroom semi-detached house for sale

+ Add to report

Otley Road, Guiseley, Leeds, LS20 8LY

CURRENTLY ADVERTISED

Marketed from 25 Nov 2024 by Bax Property, Covering North Leeds



£225,000

2 bedroom apartment for sale

+ Add to report

Moorview, Otley Road, Guiseley

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 17 Feb 2023 to 7 Mar 2023 (17 days) by Monroe Estate Agents, Alwoodley

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

2 bedroom semi-detached house

+ Add to report

Hawkhill Avenue, Guiseley, LS20

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Jul 2021 to 9 Jul 2024 (1086 days) by Beyond Lettings, West Yorkshire



£1,195 pcm

2 bedroom apartment

+ Add to report

Melbeck Close, Menston

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Nov 2024 to 26 Nov 2024 (23 days) by Whitaker Cadre, Ilkley

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: **2 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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LS20

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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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