

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Patterdale Way,  
Rotherham, S25

214409526

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





## Property Description

Our latest listing is in Patterdale Way, Rotherham, S25.

Get instant cash flow of **£550** per calendar month with a **4.5%** Gross Yield for investors.

This property has a potential to rent for **£843** which would provide the investor a Gross Yield of **6.9%** if the rent was increased to market rate.

**This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.**

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



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## Property Key Features

**2 bedrooms**

**1 bathroom**

**New Kitchen and Boiler**

**Detached Garage with Own  
Parking Space**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £550**

**Market Rent: £843**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £146,000.00 and borrowing of £109,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 146,000.00

25% Deposit £36,500.00

SDLT Charge £7,300

Legal Fees £1,000.00

**Total Investment £44,800.00**

# Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 843



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	£550	£843
Mortgage Payments on £109,500.00 @ 5%	£456.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£55.00	£84.30
Total Monthly Costs	£526.25	£555.55
Monthly Net Income	£23.75	£287.45
Annual Net Income	£285.00	£3,449.40
Net Return	0.64%	7.70%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,763.40**  
Adjusted To

Net Return                      **3.94%**

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

Annual Net Income      **£1,259.40**  
Adjusted To

Net Return                      **2.81%**

# 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 £150,000.



**£150,000**

### 2 bedroom semi-detached house for sale

Patterdale Way, North Anston, Sheffield

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

Marketed from 23 Aug 2024 by William H. Brown, Dinnington Sheffield

+ Add to



**£150,000**

### 2 bedroom semi-detached house for sale

Patterdale Way, North Anston, Sheffield, S25 4JS

**NO LONGER ADVERTISED**

Marketed from 11 May 2022 to 20 Aug 2022 (101 days) by 2Roost, Sheffield

+ Add to

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



**£895 pcm**

## 3 bedroom detached house

[+ Add to report](#)

Patterdale Way, North Anston, Sheffield, Rotherham, S25 4JS

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Jan 2023 to 7 Feb 2023 (28 days) by 2Roost, Sheffield



**£875 pcm**

## 2 bedroom bungalow

[+ Add to report](#)

Rydal Close, Dinnington, Sheffield, South Yorkshire, S25

CURRENTLY ADVERTISED

LET AGREED

Marketed from 12 Dec 2024 by Reeds Rains, Dinnington

# 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.



**LETPROPERTY**