

LET PROPERTY PACK

INVESTMENT INFORMATION

Bruntcliffe Road, Leeds,
LS27

214855132

 www.letproperty.co.uk





Property Description

Our latest listing is in Bruntcliffe Road, Leeds, LS27

Get instant cash flow of **£3,150** per calendar month with a **10.3%** Gross Yield for investors.

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...



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Property Key Features

5 bedrooms

2 bathrooms

Spacious Rooms

Modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £3,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £368,000.00 and borrowing of £276,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 368,000.00

25% Deposit £92,000.00

SDLT Charge £24,300

Legal Fees £1,000.00

Total Investment £117,300.00

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 £3,150 per calendar month.

Returns Based on Rental Income	£3,150
Mortgage Payments on £276,000.00 @ 5%	£1,150.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£315.00
Total Monthly Costs	£1,480.00
Monthly Net Income	£1,670.00
Annual Net Income	£20,040.00
Net Return	17.08%

Return **Stress Test** Analysis Report



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

Annual Net Income **£13,740.00**
Adjusted To

Net Return **11.71%**

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

Annual Net Income **£14,520.00**
Adjusted To

Net Return **12.38%**

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 £479,995.



£479,995

4 bedroom detached house for sale

[+ Add to report](#)

Perry Square, Morley, LS27

NO LONGER ADVERTISED

Marketed from 4 Sep 2023 to 5 Sep 2023 (1 days) by Belvoir Sales, Morley



£460,000

4 bedroom detached house for sale

[+ Add to report](#)

McLaren Place, Morley, Leeds, West Yorkshire, LS27

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 Mar 2023 to 6 Jul 2023 (108 days) by Dacre Son & Hartley, Morley

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £7,500 based on the analysis carried out by our letting team at **Let Property Management**.



£7,500 pcm

5 bedroom house

Ridge Court, Leeds, West Yorkshire, LS13

CURRENTLY ADVERTISED

Marketed from 4 Mar 2025 by Livinc, North Street

+ Add to report



£7,000 pcm

3 bedroom penthouse

Springwell Road, Leeds, West Yorkshire, LS12

NO LONGER ADVERTISED

Marketed from 25 Jan 2024 to 2 Dec 2024 (311 days) by Leef Property Management Ltd, Warrington

+ 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: **Moved in within the last 2 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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