

LET PROPERTY PACK

INVESTMENT INFORMATION

Birch Close, York, YO31

218182662

 www.letproperty.co.uk





Property Description

Our latest listing is in Birch Close, York, YO31

Get instant cash flow of **£850** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£1,066** which would provide the investor a Gross Yield of **7.5%** 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...



Birch Close, York, YO31

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Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Kitchen with Dining Area

Factor Fees: £83.00 PM

Ground Rent: TBC

Lease Length: 107 years

Current Rent: £850

Market Rent: £1,066

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £170,000.00 and borrowing of £127,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 170,000.00

25% Deposit	£42,500.00
SDLT Charge	£9,400
Legal Fees	£1,000.00
Total Investment	£52,900.00

Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

£ 1,066

Returns Based on Rental Income	£850	£1,066
Mortgage Payments on £127,500.00 @ 5%	£531.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£83.00	
Ground Rent	TBC	
Letting Fees	£85.00	£106.60
Total Monthly Costs	£714.25	£735.85
Monthly Net Income	£135.75	£330.15
Annual Net Income	£1,629.00	£3,961.80
Net Return	3.08%	7.49%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,829.80**
Adjusted To

Net Return **3.46%**

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

Annual Net Income **£1,411.80**
Adjusted To

Net Return **2.67%**

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 £195,000.



£195,000

2 bedroom apartment for sale

+ Add to report

Russet House, Birch Close, Huntingdon, York, YO31 9PN

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 Apr 2024 to 14 Nov 2024 (204 days) by Hunters, York



£159,995

1 bedroom apartment for sale

+ Add to re

Russet House, Birch Park, York, YO31

NO LONGER ADVERTISED

Marketed from 5 Dec 2022 to 8 Feb 2023 (64 days) by Linley and Simpson, York

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

3 bedroom semi-detached house

+ Add to report

Huntington Road, York, North Yorkshire, YO31

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Jun 2024 to 8 Aug 2024 (42 days) by Reeds Rains, York

Finished To A Very High Standard | EPC GRADE D | Sought After Huntington Location | Close To Local



£1,100 pcm

2 bedroom end of terrace house

+ Add to report

Roche Avenue, York, YO31

NO LONGER ADVERTISED

Marketed from 2 May 2024 to 3 May 2024 (1 days) by OpenRent, London

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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