

LET PROPERTY PACK

INVESTMENT INFORMATION

Fir Tree, Thurgoland,
Sheffield S35

219954498

 www.letproperty.co.uk





Property Description

Our latest listing is in Fir Tree, Thurgoland, Sheffield S35

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **5.2%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

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



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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Lounge

Fully-Equipped Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: vacant

Market Rent: £800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £184,000.00 and borrowing of £138,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 184,000.00

25% Deposit	£46,000.00
SDLT Charge	£10,380
Legal Fees	£1,000.00
Total Investment	£57,380.00

Projected Investment Return



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



Returns Based on Rental Income	£800
Mortgage Payments on £138,000.00 @ 5%	£575.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£80.00
Total Monthly Costs	£670.00
Monthly Net Income	£130.00
Annual Net Income	£1,560.00
Net Return	2.72%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£40.00**

Net Return **-0.07%**

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

Annual Net Income Adjusted To **-£1,200.00**

Net Return **-2.09%**

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 £220,000.



£220,000

2 bedroom detached bungalow for sale

+ Add to report

Heights View, Thurgoland

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Jan 2022 to 1 Apr 2022 (84 days) by Lancasters Property Services, Penistone



£160,000

3 bedroom end of terrace house for sale

+ Add to report

Halifax Road, Thurgoland, Sheffield, S35

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Jul 2023 to 13 Nov 2023 (117 days) by Whitegates, Barnsley

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



£825 pcm

3 bedroom town house

+ Add to report

Churchways, Thurgoland, Sheffield, S35 7ED

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Apr 2022 to 6 Jun 2022 (57 days) by Paisley Properties, Skelmanthorpe



£650 pcm

1 bedroom terraced house

+ Add to report

Watch House Row, Thurgoland, Sheffield, S35

NO LONGER ADVERTISED

Marketed from 2 Jun 2025 to 7 Jun 2025 (5 days) by OpenRent, London



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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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