

LET PROPERTY PACK

INVESTMENT INFORMATION

Aston Place LS13 2DH

204992236

 www.letproperty.co.uk





Property Description

Our latest listing is in Aston Place LS13 2DH

Get instant cash flow of **£950** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **7.9%** 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...



Aston Place LS13 2DH

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Property Key Features

3 Bedroom

1 Bathroom

Three Piece Bathroom

**Perfect Location for Working
Professional**

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

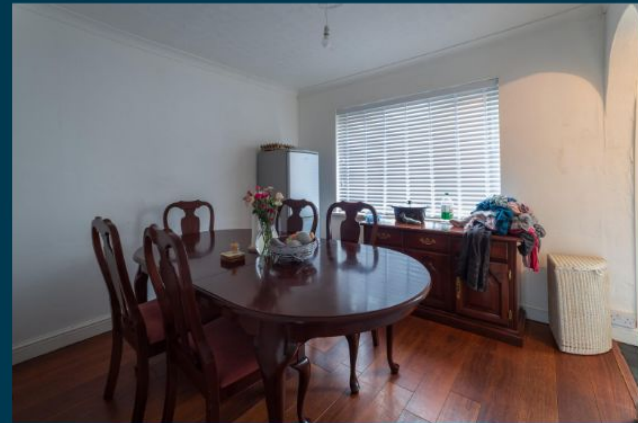
Current Rent: £950

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £175,000.00 and borrowing of £131,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 175,000.00

25% Deposit	£43,750.00
SDLT Charge	£5,250
Legal Fees	£1,000.00
Total Investment	£50,000.00

Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£ 1,150



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	£950	£1,150
Mortgage Payments on £131,250.00 @ 5%	£546.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£95.00	£115.00
Total Monthly Costs	£656.88	£676.88
Monthly Net Income	£293.13	£473.13
Annual Net Income	£3,517.50	£5,677.50
Net Return	7.04%	11.36%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,377.50**
Adjusted To

Net Return **6.76%**

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

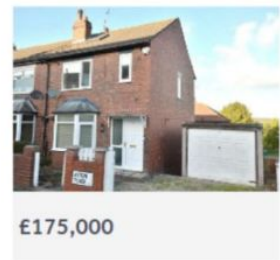
Annual Net Income **£3,052.50**
Adjusted To

Net Return **6.11%**

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 £175,000.



3 bedroom terraced house for sale

Aston Place, Leeds, West Yorkshire

+ Add to report

NO LONGER ADVERTISED SOLD STC

Three bedroom end townhouse | Recently modernised throughout | Good size plot with gardens | Driv...

£175,000



SOLD PRICE HISTORY	
29 Mar 2019	£120,000
21 Sep 2007	£125,000
1 Dec 1999	£41,000

Marketed from 14 Oct 2022 to 22 Apr 2023 (190 days) by Manning Stainton, Pudsey



3 bedroom terraced house for sale

Aston Place, Leeds, LS13

+ Add to report

NO LONGER ADVERTISED SOLD STC

Three bedrooms | Sought after location | No chain

£160,000



SOLD PRICE HISTORY	
18 Jun 2021	£157,000
14 Sep 2012	£62,000

Marketed from 22 Jan 2021 to 18 Jun 2021 (147 days) by Strike, Yorkshire

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,350 based on the analysis carried out by our letting team at **Let Property Management**.



£1,350 pcm

3 bedroom semi-detached house

Borrowdale Crescent

+ Add to report

NO LONGER ADVERTISED LET AGREED

MODERN HOUSE WITH GORGEOUS VIEWS | HIGH SPECIFICATIONS THROUGHOUT | 2X DOUBLE ROOMS, 1 SMALL ROOM...

SOLD PRICE HISTORY

2 Sep 2016	£134,995
22 Jun 2007	£124,750

Marketed from 23 May 2023 to 22 Jun 2023 (30 days) by North Property Group, Leeds



£1,295 pcm

3 bedroom semi-detached house

Lancastre Avenue, Leeds, LS5

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 1718802

Marketed from 28 May 2023 to 3 Jun 2023 (5 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?

Make an offer or
book a viewing

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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