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LET PROPERTY PACK

INVESTMENT INFORMATION

Dyson Street, Barnsley, S70

208605842

(www.letproperty.co.uk





Property Description

Our latest listing is in Dyson Street, Barnsley, S70

Get instant cash flow of £650 per calendar month with a 5.9% Gross Yield for investors.

This property has a potential to rent for £729 which would provide the investor a Gross Yield of 6.6% if the rent was increased to market rate.

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...

LE7PR@PERTY





Dyson Street, Barnsley, S70

208605842

2 Bedrooms 1 Bathroom Spacious Rooms Modern Kitchen

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Property Key Features

Factor Fees: TBC Ground Rent: freehold Lease Length: freehold Current Rent: £650 Market Rent: £729













Bedrooms





Bathroom









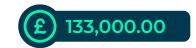






Figures based on assumed purchase price of £133,000.00 and borrowing of £99,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£33,250.00
SDLT Charge	£3,990
Legal Fees	£1,000.00
Total Investment	£38,240.00

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 £650 per calendar month but the potential market rent is \bigcirc



Returns Based on Rental Income	£650	£729
Mortgage Payments on £99,750.00 @ 5%	£415.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	твс	
Ground Rent	freehold	
Letting Fees	£65.00	£72.90
Total Monthly Costs	£495.63	£503.53
Monthly Net Income	£154.38	<mark>£225.48</mark>
Annual Net Income	£1,852.50	<mark>£2,705.70</mark>
Net Return	<mark>4.84%</mark>	<mark>7.08%</mark>



Return Stress Test Analysis Report





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

Annual Net Income£1,247.70Adjusted To

Net Return 3.26%

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

Annual Net Income **£710.70** Adjusted To

Net Return

1.86%

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 £90,000.

	2 bedroom terraced house for sale Dyson Street, Barnsley	+ Add to report
	NO LONGER ADVERTISED SOLD STC	
	NO CHAIN TWO BEDROOMS SPACIOUS IDEAL FIRST TIME BUY IDEAL INVESTMENT ENCLOSED YARD PO	
£90,000	SOLD PRICE HISTORY	S
E Floorplan	8 Dec 2023	€89,000



£80,000

2 bedroom terraced house for sale	
Dyson Street, Barnsley, S70 6LY	

+ Add to report

CURRENTLY ADVERTISED SOLD STC

Discover this spacious inner terraced property, perfectly located within walking distance of the \ldots

SOLD PRICE HISTORY	
2 May 2006	€74,000
8 Apr 2004	€69,000
1 Sep 2003	£55,000

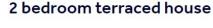
Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

£695 pcm



Raley Street, Barnsley, S70

CURRENTLY ADVERTISED

Marketed from 12 Aug 2024 by Roebucks Estate Agents, Barnsley



+ Add to report





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.







www.letproperty.co.uk

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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.

