

LET PROPERTY PACK

INVESTMENT INFORMATION

Kinsey Road High Green,
Sheffield, S35 4HN

206009098

 www.letproperty.co.uk





Property Description

Our latest listing is in Kinsey Road High Green, Sheffield, S35 4HN

This property has a potential to rent for **£897** which would provide the investor a Gross Yield of **6.9%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



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Property Key Features

3 bedrooms

2 bathroom

Spacious Lounge

Garden Ground Space

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Market Rent: £897

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £155,000.00 and borrowing of £116,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 155,000.00

25% Deposit	£38,750.00
SDLT Charge	£4,650
Legal Fees	£1,000.00
Total Investment	£44,400.00

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.



Returns Based on Rental Income	£897
Mortgage Payments on £116,250.00 @ 5%	£484.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£89.70
Total Monthly Costs	£589.08
Monthly Net Income	£307.93
Annual Net Income	£3,695.10
Net Return	8.32%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,901.10**
Adjusted To

Net Return **4.28%**

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

Annual Net Income **£1,370.10**
Adjusted To

Net Return **3.09%**

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 £240,000.



£240,000



Floorplan

3 bedroom semi-detached house for sale

Oak Lodge Road, High Green, Sheffield, S35 4QA

+ Add to report

NO LONGER ADVERTISED SOLD STC

Freehold | No Onward Chain | Three Bedroom Semi Detached | Lounge | Dining Room | Kitchen | Garag...

SOLD PRICE HISTORY

15 Sep 2023	£238,500
12 Feb 2021	£190,000



£160,000

3 bedroom end of terrace house for sale

Cottam Road, High Green, Sheffield

+ Add to report

CURRENTLY ADVERTISED SOLD STC

3 BED END TERRACE | PRIVATE PLOT | GENEROUS DIMENSIONS | MODERN KITCHEN AND BATHROOMS | STYLISH D...

Marketed from 23 Apr 2024 by Hunters, Chapeltown

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

3 bedroom terraced house

+ Add to report

Wortley Road S35

NO LONGER ADVERTISED

Marketed from 7 Aug 2024 to 19 Sep 2024 (42 days) by Blundells, Hillsborough

Lots of storage | Large bedrooms | Excellent location | Close to great schools, shops & local ame...



£950 pcm

3 bedroom end of terrace house

+ Add to report

Greengate Lane, High Green

NO LONGER ADVERTISED






Marketed from 7 Dec 2023 to 2 Jan 2024 (26 days) by Leaders Lettings, Covering Sheffield

AVAILABLE SOON | FANTASTIC LOCATION | CLOSE TO MAJOR ROAD LINKS | SEPERATE BUILDING AT THE REAR O...

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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order

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.



Interested in this
property investment?

Call us on
0141 478 0985

 www.letproperty.co.uk

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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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