

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Stanningley Road LS13 3HZ

211972058

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Stanningley Road Ls13 3hz

Get instant cash flow of **£800** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£920** which would provide the investor a Gross Yield of **6.0%** if the rent was increased to market rate.

**With great potential returns and located within a prime rental location in Bramley , it will make for a reliable long term investment for an investor.**

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



Stanningley Road LS13  
3HZ

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## Property Key Features

**3 Bedroom**

**1 Bathroom**

**Spacious Lounge**

**Spacious Rooms**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £800**

**Market Rent: £920**

# 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	£5,520
Legal Fees	£1,000.00
Total Investment	£52,520.00

# 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 £800 per calendar month but the potential market rent is

£ 920

Returns Based on Rental Income	£800	£920
Mortgage Payments on £138,000.00 @ 5%	£575.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£80.00	£92.00
<b>Total Monthly Costs</b>	<b>£670.00</b>	<b>£682.00</b>
<b>Monthly Net Income</b>	<b>£130.00</b>	<b>£238.00</b>
<b>Annual Net Income</b>	<b>£1,560.00</b>	<b>£2,856.00</b>
<b>Net Return</b>	<b>2.97%</b>	<b>5.44%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,016.00**  
Adjusted To

Net Return                      **1.93%**

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

Annual Net Income      **£96.00**  
Adjusted To

Net Return                      **0.18%**

# 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 £200,000.



£200,000

## 3 bedroom end of terrace house for sale

+ Add to report

Warrels Place, Bramley, Leeds

CURRENTLY ADVERTISED SOLD STC

Marketed from 17 Sep 2024 by William H. Brown, Pudsey

Three Bedroom + Study | Cellar Utility Room Gym | Accommodation Over 4 Floors | Garden Fronted |

...



View floor plan

### Sold price history:

View

20/06/2014	£120,000
12/08/2005	£109,500

### EPC:

View

(Approx.) Sqft: **1,012 sq ft** Price (£) per sqft: **£197.67**

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

## 3 bedroom terraced house


+ Add to report

Longfield Avenue, Pudsey

CURRENTLY ADVERTISED

Marketed from 23 Sep 2024 by Hunters, Pudsey

TERRACED HOUSE | THREE BEDROOMS | FULLY FURNISHED | IDEAL LOCATION BETWEEN LEEDS AND BRADFORD | F...

 Sold price history:

[View](#)

12/12/2019

£166,000

 EPC:

[View](#)

(Approx.) Sqft: **678 sq ft**

Price (£) per sqft: **£1.47**


# 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.



**LETPROPERTY**