

LET PROPERTY PACK

INVESTMENT INFORMATION

Hurl Drive, Sheffield, S12

215035194

 www.letproperty.co.uk





Property Description

Our latest listing is in Hurl Drive, Sheffield, S12

Get instant cash flow of **£750** per calendar month with a **4.3%** Gross Yield for investors.

This property has a potential to rent for **£1,032** which would provide the investor a Gross Yield of **6.0%** 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...



Hurl Drive, Sheffield, S12

215035194



Property Key Features

3 bedrooms

1 bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: TBC

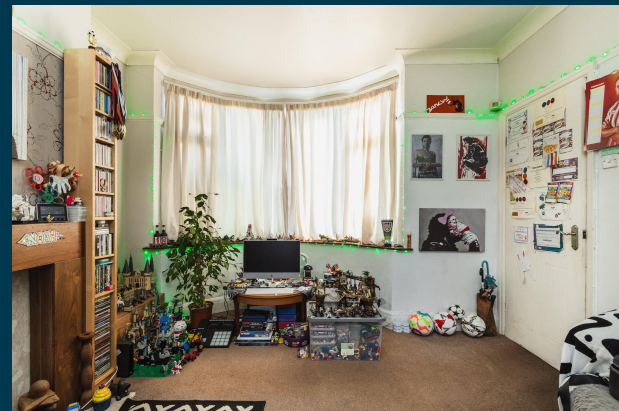
Ground Rent: TBC

Lease Length: 711 years

Current Rent: £750

Market Rent: £1,032

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £207,000.00 and borrowing of £155,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 207,000.00

25% Deposit	£51,750.00
SDLT Charge	£10,350
Legal Fees	£1,000.00
Total Investment	£63,100.00

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 1,032

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	£750	£1,032
Mortgage Payments on £155,250.00 @ 5%	£646.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£75.00	£103.20
Total Monthly Costs	£736.88	£765.08
Monthly Net Income	£13.13	£266.93
Annual Net Income	£157.50	£3,203.10
Net Return	0.25%	5.08%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,139.10**
Adjusted To

Net Return **1.81%**

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

Annual Net Income **£98.10**
Adjusted To

Net Return **0.16%**

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

3 bedroom semi-detached house for sale

+ Add to report

Hurl Drive, Intake, Sheffield, S12 2TQ

NO LONGER ADVERTISED

Marketed from 8 Apr 2022 to 1 Jun 2022 (53 days) by Hunters, Woodseats

THREE BEDROOMS | MODERN FITTED KITCHEN | WHITE SHOWER ROOM | CONSERVATORY | OFFICE



£200,000

3 bedroom semi-detached house for sale

+ Add to report

Hurl Drive, Sheffield, South Yorkshire, S12

CURRENTLY ADVERTISED

SOLD STC

Marketed from 18 Oct 2024 by Blundells, Gleadless

OFFERS IN EXCESS OF £200,000 ***HIGHLY SOUGHT-AFTER RESIDENTIAL AREA OF

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

3 bedroom house

+ Add to report

Kirkby Road, Gleadless, Sheffield, S12

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Jan 2025 to 3 Mar 2025 (40 days) by Blundells, Crystal Peaks



£1,200 pcm

3 bedroom semi-detached house

+ Add to report

2a Ashfield Close, Sheffield

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Apr 2024 to 14 May 2024 (19 days) by EweMove, Covering Yorkshire

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**



Current term of tenancy: **5 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

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.



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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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