

LET PROPERTY PACK

INVESTMENT INFORMATION

Littlemoor Road, Leeds,
LS28

211768763

 www.letproperty.co.uk





Property Description

Our latest listing is in Littlemoor Road, Leeds, LS28

Get instant cash flow of **£675** per calendar month with a **6.1%** Gross Yield for investors.

This property has a potential to rent for **£778** which would provide the investor a Gross Yield of **7.1%** if the rent was increased to market rate.

With tenants 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...



Littlemoor Road, Leeds,
LS28

211768763



Property Key Features

2 bedrooms

2 bathrooms

Well Maintained Property

Spacious Lounge

Factor Fees: 79 pm

Ground Rent: 41.6 pm

Lease Length: 169 years

Current Rent: £675

Market Rent: £778

Lounge



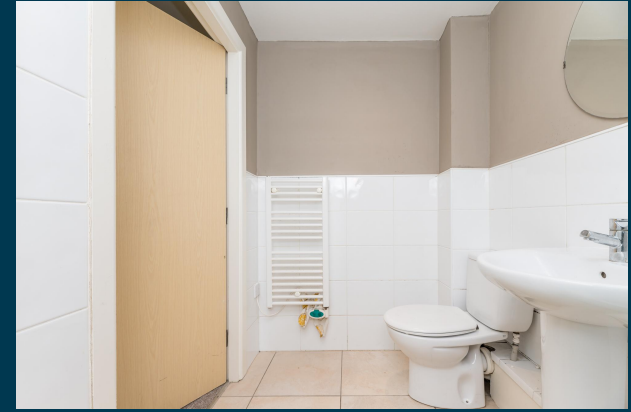
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £132,000.00 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 132,000.00

25% Deposit	£33,000.00
SDLT Charge	£6,600
Legal Fees	£1,000.00
Total Investment	£40,600.00

Projected Investment Return



The monthly rent of this property is currently set at £675 per calendar month but the potential market rent is

£ 778



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	£675	£778
Mortgage Payments on £99,000.00 @ 5%	£412.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	79 pm	
Ground Rent	41.6 pm	
Letting Fees	£67.50	£77.80
Total Monthly Costs	£495.00	£505.30
Monthly Net Income	£180.00	£272.70
Annual Net Income	£2,160.00	£3,272.40
Net Return	5.32%	8.06%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,716.40**
Adjusted To

Net Return **4.23%**

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

Annual Net Income **£1,292.40**
Adjusted To

Net Return **3.18%**

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 £135,000.



£135,000

The image shows a bright, modern interior of a 2-bedroom flat. It features a kitchen with light-colored cabinets, a living area with a dark sofa and a round coffee table, and a dining area. The floor is made of light-colored wood or laminate. The price £135,000 is displayed in a bold, black font at the bottom left of the image.

2 bedroom flat for sale

+ Add to report

Fieldmoor Lodge, Pudsey, West Yorkshire, UK, LS28

CURRENTLY ADVERTISED

Marketed from 19 Mar 2025 by Linley & Simpson, Pudsey



£120,000

The image shows the exterior of a three-story brick building, identified as Fieldmoor Lodge. It has multiple windows and a parking area in front. The price £120,000 is displayed in a bold, black font at the bottom left of the image.

2 bedroom flat for sale

+ Add to report

Fieldmoor Lodge, Pudsey

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Apr 2023 to 29 Sep 2023 (163 days) by William H. Brown, Pudsey

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

2 bedroom flat

11 New Street Mills

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Jan 2022 to 18 Jan 2022 (6 days) by Dan Pearce Sells Homes, Morley

+ Add to report



£850 pcm

2 bedroom flat

St Vincents Court, Pudsey, LS28

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Aug 2024 to 9 Nov 2024 (79 days) by Dwell, Headingley

+ Add to report

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.



 www.letproperty.co.uk

Littlemoor Road, Leeds, LS28

211768763

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