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LET PROPERTY PACK

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INVESTMENT INFORMATION

Kentmere Close, Leeds, LS14 1BR

214492676

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LETPR®PERTY





Property Description

Our latest listing is in Kentmere Close, Leeds, LS14 1BR

Get instant cash flow of £1,000 per calendar month with a 6.7% Gross Yield for investors.

This property has a potential to rent for £1,085 which would provide the investor a Gross Yield of 7.3% 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...

LETPR@PERTY





Kentmere Close, Leeds, LS14 1BR

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Property Key Features

3 Bedrooms 1 Bathroom Quiet cul-de-sac location Expansive Lounge Triple-Fixture Bathroom Off-street parking Rear Garden Easy Access to Local Amenities

Factor Fees: £0 Ground Rent: Freehold Lease Length: Freehold Current Rent: £1,000 Market Rent: £1,085













Bedrooms





Bathroom









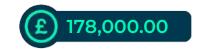






Figures based on assumed purchase price of £178,000.00 and borrowing of £133,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

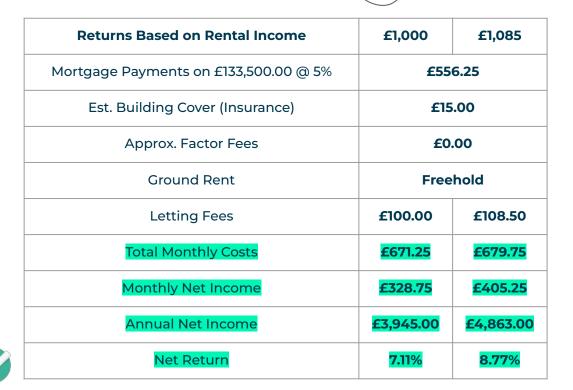


25% Deposit	£44,500.00
SDLT Charge	£9,960
Legal Fees	£1,000.00
Total Investment	£55,460.00

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 £1,000 per calendar month but the potential market rent is



ETOROPEK

085

Return Stress Test Analysis Report





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

Annual Net Income **£2,693.00** Adjusted To

Net Return 4.86%

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

Annual Net Income **£2,193.00** Adjusted To

Net Return 3.95%

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 £185,000.

	3 bedroom semi-detached house for sale	+ Add to report
	Stanks Lane North, Leeds, West Yorkshire	
	NO LONGER ADVERTISED SOLD STC	
£185,000	Marketed from 16 Dec 2023 to 28 Feb 2024 (74 days) by Manning Stainto	n, Crossgates
	Semi-Detached Property Three Bedrooms Dual-Aspect Lounge/ Dine	r Modern Fitted Kitchen Whi
	3 bedroom semi-detached house for sale	+ Add to report
Sarme-	Brooklands Drive, Leeds, LS14	
	NO LONGER ADVERTISED SOLD STC	
£180,000	Marketed from 29 Apr 2024 to 20 Dec 2024 (234 days) by Purplebricks, o	covering Leeds
	3 Bedrooms Semi-Detached House Modern Bathroom Modern Kitch	nen Diner

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

£1,100 pcm

3 bedroom semi-detached house	+ Add to report
North Grove Rise, Leeds, LS8	
NO LONGER ADVERTISED	
Marketed from 7 Apr 2025 to 15 Apr 2025 (7 days) by OpenRent, London	
No Agent Fees Property Reference Number: 2409215	
3 bedroom semi-detached house	+ Add to report
Foundry Mill Street, Leeds, West Yorkshire, LS14 6DB	
NO LONGER ADVERTISED	
Marketed from 3 Oct 2024 to 3 Oct 2024 by Hunters, Roundhay	
EXTENDED SEMI-DETACHED HOUSE THREE BEDROOMS GARDENS TO T DRIVEWAY ATTACH	HE FRONT AND REAR



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

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.

Current term of tenancy: **Moved in** within the last 2 years

Payment history: On time for length of tenancy





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.

