


LET PROPERTY PACK

INVESTMENT INFORMATION

Finsbury Close, Sheffield,
S25 3RZ

216331307

 www.letproperty.co.uk





Property Description

Our latest listing is in Finsbury Close, Dinnington, Sheffield, S25 3RZ

Get instant cash flow of **£950** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **5.7%** 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...



Finsbury Close, Sheffield,
S25 3RZ

216331307



Property Key Features

3 Bedrooms

Three bathrooms, including an en-suite

Expansive Lounge

Allocated driveway

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £950

Market Rent: £950

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £201,000.00 and borrowing of £150,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 201,000.00

25% Deposit	£50,250.00
SDLT Charge	£11,570
Legal Fees	£1,000.00
Total Investment	£62,820.00

Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month



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	£950	£950
Mortgage Payments on £150,750.00 @ 5%	£628.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£95.00	£95.00
Total Monthly Costs	£738.13	£738.13
Monthly Net Income	£211.88	£211.88
Annual Net Income	£2,542.50	£2,542.50
Net Return	4.05%	4.05%

Return **Stress Test** Analysis Report



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

Annual Net Income **£642.50**
Adjusted To

Net Return **1.02%**

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

Annual Net Income **-£472.50**
Adjusted To

Net Return **-0.75%**

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 £215,000.



£215,000

3 bedroom semi-detached house for sale

+ Add to report

St. Leger Close, Dinnington, Sheffield, S25 3RQ

NO LONGER ADVERTISED

Marketed from 26 Aug 2024 to 31 Oct 2024 (66 days) by New Home Agents, Leeds

*** NEW INSTRUCTION, MUST BE VIEWED *** | EXTENDED 3 BEDROOM SEMI-DETACHED FAMILY HOME | BEAUTIFUL...



£210,000

3 bedroom semi-detached house for sale

+ Add to report

Barrow Way, Dinnington, Sheffield

NO LONGER ADVERTISED

Marketed from 4 Sep 2024 to 2 Feb 2025 (150 days) by Beecroft Estates, Barnsley

THREE BEDROOMS | MASTER WITH EN-SUITE | DOWNSTAIRS WC | GARAGE | PARKING | REAR GARDEN | WELL PREPARED...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,045 based on the analysis carried out by our letting team at **Let Property Management**.



£1,045 pcm

3 bedroom semi-detached house

+ Add to report

Danby Road, Kiveton Park

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Oct 2024 to 5 Nov 2024 (32 days) by Ready Steady Move Estate and Lettings Agents, Sheffield

THREE BEDROOM | SEMI-DETACHED | RECENTLY RENOVATED THROUGHOUT | UNFURNISHED | AVAILABLE NOW | EPC...



£985 pcm

3 bedroom house

+ Add to report

Barrie Grove, Hellaby, ROTHERHAM

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Jul 2024 to 17 Sep 2024 (49 days) by William H. Brown Lettings, Rotherham

AVAILABLE TO MOVE INTO IMMEDIATELY | BEAUTIFUL SEMI-DETACHED HOME | PETS CONSIDERED | THREE GOOD ...

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

Finsbury Close, Sheffield, S25 3RZ

216331307

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