

LET PROPERTY PACK

INVESTMENT INFORMATION

Otley Road, Leeds, LS20

217255778

 www.letproperty.co.uk





Property Description

Our latest listing is in Otley Road, Leeds, LS20

Get instant cash flow of **£2,045** per calendar month with a **5.3%** Gross Yield for investors.

This property has a potential to rent for **£2,600** which would provide the investor a Gross Yield of **6.8%** 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 portfolio will make for a rewarding addition to an investors portfolio.

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



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Property Key Features

A Portfolio of 2 Flats

4 Bathrooms

Private Garden Spaces

Well-Maintained Properties

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £2,045

Market Rent: £2,600

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £462,000.00 and borrowing of £346,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 462,000.00

25% Deposit £115,500.00

SDLT Charge £36,200

Legal Fees £1,000.00

Total Investment £152,700.00

Projected Investment Return



The monthly rent of this property is currently set at £2,045 per calendar month but the potential market rent is

£ 2,600

Returns Based on Rental Income	£2,045	£2,600
Mortgage Payments on £346,500.00 @ 5%	£1,443.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£204.50	£260.00
Total Monthly Costs	£1,663.25	£1,718.75
Monthly Net Income	£381.75	£881.25
Annual Net Income	£4,581.00	£10,575.00
Net Return	3.00%	6.93%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£5,375.00**
Adjusted To

Net Return **3.52%**

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

Annual Net Income **£3,645.00**
Adjusted To

Net Return **2.39%**

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 £475,000.



£475,000

3 bedroom semi-detached house for sale

+ Add to report

Otley Road, Guiseley

CURRENTLY ADVERTISED

SOLD STC

Marketed from 17 Mar 2025 by Shankland Barraclough, Otley & Surrounding



£475,000

4 bedroom semi-detached house for sale

+ Add to report

Tranmere Drive, Guiseley, Leeds

NO LONGER ADVERTISED

Marketed from 16 Nov 2023 to 15 Apr 2024 (151 days) by William H. Brown, Yeadon

Four Double Bedroom Semi-Detached House | Popular Residential Location | Spacious Living Accommodation

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,750 based on the analysis carried out by our letting team at **Let Property Management**.



£2,750 pcm

4 bedroom detached house

+ Add to report

Thorpe Lane, Guiseley, Leeds, LS20

NO LONGER ADVERTISED

Marketed from 7 Dec 2023 to 13 Dec 2023 (5 days) by OpenRent, London

No Agent Fees | Property Reference Number: 1917572



£2,650 pcm

3 bedroom detached house

+ Add to report

Bingley Road, Menston, Ilkley, LS29

CURRENTLY ADVERTISED

Marketed from 11 Nov 2024 by Dacre Son & Hartley, Ilkley

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: **2 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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