

LET PROPERTY PACK

INVESTMENT INFORMATION

Hetton Road, Leeds, LS8

216997137

 www.letproperty.co.uk





Property Description

Our latest listing is in Hetton Road, Leeds, LS8

This property has a potential to rent for **£1,400** which would provide the investor a Gross Yield of **5.5%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Property Key Features

3 bedrooms

1 bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: 0

Ground Rent: 0

Lease Length: Freehold

Current Rent: Vacant

Market Rent: £1,400

Lounge



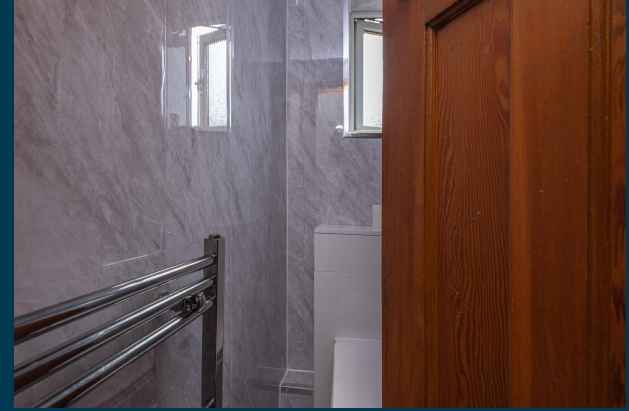
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £305,000.00 and borrowing of £228,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 305,000.00

25% Deposit **£76,250.00**

SDLT Charge **£20,500**

Legal Fees **£1,000.00**

Total Investment £97,750.00

Projected Investment Return



The potential monthly market rent of this property is currently set at £1400 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	£1,400
Mortgage Payments on £228,750.00 @ 5%	£953.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£0.00
Letting Fees	£140.00
Total Monthly Costs	£1,108.13
Monthly Net Income	£291.88
Annual Net Income	£3,502.50
Net Return	3.58%

Return **Stress Test** Analysis Report



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

Annual Net Income **£702.50**
Adjusted To

Net Return **0.72%**

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



Annual Net Income **-£1,072.50**
Adjusted To

Net Return **-1.10%**

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 £290,000.

 £290,000	<p>3 bedroom semi-detached house for sale</p> <p>Montagu Grove, Oakwood, Leeds</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 16 Jul 2022 to 31 Aug 2022 (46 days) by Manning Stainton, Roundhay</p> <p>+ Add to report</p>
 £285,000	<p>3 bedroom semi-detached house for sale</p> <p>Arlington Grove, Leeds, LS8</p> <p>CURRENTLY ADVERTISED SOLD STC</p> <p>Marketed from 2 Dec 2024 by Preston Baker, Leeds</p> <p>+ Add to re</p>

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm



£1,400 pcm

3 bedroom semi-detached house

+ Add to report

Gipton Wood Road, Leeds, West Yorkshire, LS8

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Mar 2025 to 29 Apr 2025 (41 days) by Moorland Property Services, Leeds

3 bedroom semi-detached house

+ Add to report

Montagu Gardens, Leeds, LS8

NO LONGER ADVERTISED

Marketed from 4 Nov 2024 to 6 Nov 2024 (1 days) by OpenRent, London

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: **NA**
- ✓ Standard Tenancy Agreement In Place: **NA**
- ✓ Fully compliant tenancy: **NA**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **NA**
- ✓ Payment history: **NA**

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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