

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Cross Flatts Parade, Leeds,  
LS11

216130104

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Cross Flatts Parade, Leeds, LS11

Get instant cash flow of **£622** per calendar month with a **6.2%** Gross Yield for investors.

This property has a potential to rent for **£789** which would provide the investor a Gross Yield of **7.8%** 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 property will make for a rewarding addition to an investors portfolio.**

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



Cross Flatts Parade,  
Leeds, LS11

216130104



## Property Key Features

**2 bedrooms**

**1 bathroom**

**Well Maintained Property**

**Spacious Kitchen**

**Factor Fees: tbc**

**Ground Rent: tbc**

**Lease Length: tbc**

**Current Rent: £622**

**Market Rent: £789**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £120,750.00 and borrowing of £90,562.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 120,750.00

25% Deposit **£30,187.50**

SDLT Charge **£6,038**

Legal Fees **£1,000.00**

**Total Investment £37,225.00**

# Projected Investment Return



The monthly rent of this property is currently set at £622 per calendar month but the potential market rent is

£ 789



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	£622	£789
Mortgage Payments on £90,562.50 @ 5%	£377.34	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	tbc	
Ground Rent	tbc	
Letting Fees	£62.20	£78.90
Total Monthly Costs	£454.54	£471.24
Monthly Net Income	£167.46	£317.76
Annual Net Income	£2,009.48	£3,813.08
Net Return	5.40%	10.24%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,235.08**  
Adjusted To

Net Return      **6.00%**

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

Annual Net Income      **£2,001.83**  
Adjusted To

Net Return      **5.38%**

# 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 £130,000.



£130,000

## 2 bedroom terraced house for sale

Cross Flatts Parade, Leeds

CURRENTLY ADVERTISED

Marketed from 17 Apr 2025 by William H. Brown, Morley

+ Add to report



£129,995

## 2 bedroom terraced house for sale

Cross Flatts Parade, Leeds, West Yorkshire

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Aug 2023 to 24 Nov 2023 (97 days) by Manning Stainton, Beeston

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

## 2 bedroom terraced house

Dalton Avenue, Leeds, LS11

NO LONGER ADVERTISED

Marketed from 14 Oct 2024 to 23 Oct 2024 (9 days) by OpenRent, London

+ Add to report



£850 pcm

## 2 bedroom terraced house

Cross Flatts Terrace, Leeds, LS11

NO LONGER ADVERTISED

Marketed from 1 Apr 2025 to 9 Apr 2025 (7 days) by OpenRent, London

+ 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.



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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.



**LETPROPERTY**