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LET PROPERTY PACK

INVESTMENT INFORMATION

Cross Flatts Parade, Leeds, LS11

216130104

(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...

LETPR®PERTY





Cross Flatts Parade, Leeds, LS11

216130104

2 bedrooms Fact 1 bathroom Grou Well Maintained Property Leas Spacious Kitchen Curr

 \oslash

Property Key Features

Factor Fees: tbc Ground Rent: tbc Lease Length: tbc Current Rent: £622 Market Rent: £789







Kitchen





Bedrooms





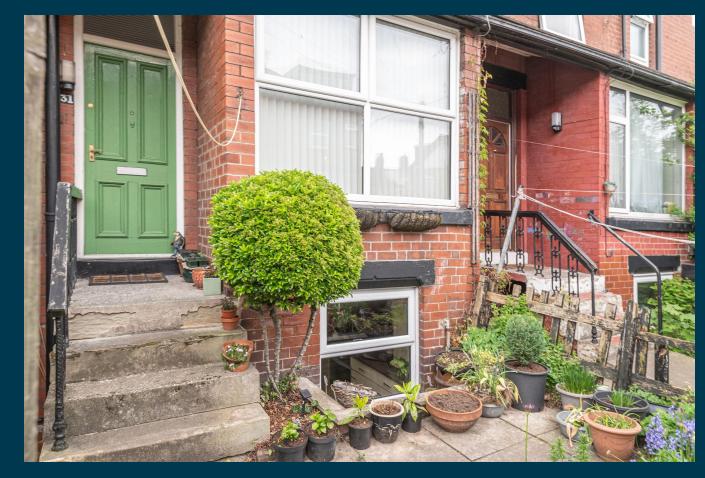
Bathroom





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

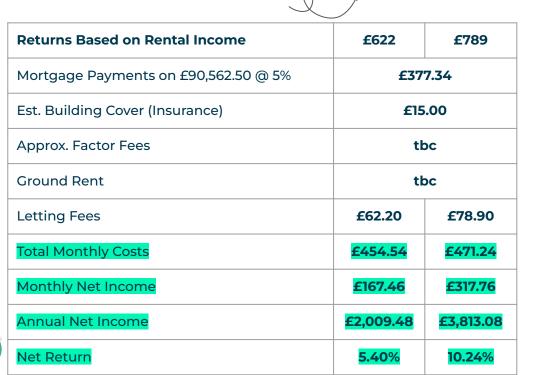


25% Deposit	£30,187.50
SDLT Charge	£6,038
Legal Fees	£1,000.00
Total Investment	£37,225.00

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 £622 per calendar month but the potential market rent is





789

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



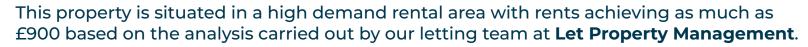
+ Add to report

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.

	2 bedroom terraced house for sale	+ Add to report
	Cross Flatts Parade, Leeds	
	CURRENTLY ADVERTISED	
	Marketed from 17 Apr 2025 by William H. Brown, Morley	
£130,000		



Rent Comparables Report





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

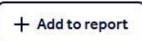


2 bedroom terraced house

Cross Flatts Terrace, Leeds, LS11

NO LONGER ADVERTISED

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







£850 pcm

£900 pcm



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

Cross Flatts Parade, Leeds, LS11

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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.

