

LET PROPERTY PACK

INVESTMENT INFORMATION

Whincover Gardens, Leeds,
LS12 5DA

217125475

 www.letproperty.co.uk





Property Description

Our latest listing is in Whincover Gardens, Leeds, LS12 5DA

Get instant cash flow of **900** per calendar month with a **4.8%** Gross Yield for investors.

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...



Whincover Gardens,
Leeds, LS12 5DA

217125475



Property Key Features

3 Bedrooms

1 Bathroom and a separate WC

Spacious lounge

Private driveway parking

Private rear garden

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £224,000.00 and borrowing of £168,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 224,000.00

25% Deposit	£56,000.00
SDLT Charge	£13,180
Legal Fees	£1,000.00
Total Investment	£70,180.00

Projected Investment Return



The monthly rent of this property is currently set at 900 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	£900
Mortgage Payments on £168,000.00 @ 5%	£700.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£90.00
Total Monthly Costs	£805.00
Monthly Net Income	£95.00
Annual Net Income	£1,140.00
Net Return	1.62%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£660.00**
Adjusted To

Net Return **-0.94%**

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

Annual Net Income **-£2,220.00**
Adjusted To

Net Return **-3.16%**

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 £229,995.



£229,995

3 bedroom semi-detached house for sale

Kirkdale Grove, Wortley, Leeds

CURRENTLY ADVERTISED

Marketed from 5 Sep 2024 by Kath Wells Estate Agents, Wortley

+ Add to report

Three Bedroom Semi Detached | Off Street Parking & Single Garage | Gardens Front & Rear | Double ...



£225,000

3 bedroom semi-detached house for sale

Kirkdale View, Leeds, West Yorkshire

NO LONGER ADVERTISED

SOLD STC

Marketed from 2 Nov 2023 to 1 Aug 2024 (272 days) by Manning Stainton, Wortley

+ Add to report

Delightful Semi-Detached Home | Popular Residential Development | Lounge With Wood Burner | Moder...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property Management**.



£1,050 pcm

3 bedroom semi-detached house

Leysholme Crescent, Leeds, West Yorkshire

NO LONGER ADVERTISED

Marketed from 1 Mar 2024 to 3 Apr 2024 (32 days) by Manning Stainton, Morley

+ Add to report

Available To Let Now | Well Presented Semi Detached | Popular Location | Three Bedrooms | Modern ...



£1,000 pcm

3 bedroom semi-detached house

Kirkdale Crescent, Wortley, Leeds

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Oct 2024 to 30 Oct 2024 (21 days) by Kath Wells Estate Agents, Wortley

+ Add to report

Three Bedroom Semi Detached: | Available Now: | Gas CH | Upvc DG: | Fitted Kitchen with Appliance...

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: **10 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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