

LET PROPERTY PACK

INVESTMENT INFORMATION

Ash Tree Garth, Leeds, LS9 6PN

217411859











Property Description

Our latest listing is in Ash Tree Garth, Leeds, LS9 6PN

Get instant cash flow of £885 per calendar month with a 7.8% Gross Yield for investors.

This property has a potential to rent for £1,100 which would provide the investor a Gross Yield of 9.7% 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...







Ash Tree Garth, Leeds, LS9 6PN



2 bedrooms

1 bathroom

Shared Private Parking

Shared Garden Front and Back

Factor Fees: £170 PM

Ground Rent: £20.83 PM

Lease Length: 245 years

Current Rent: £885

Market Rent: £1,100

217411859

Lounge









Kitchen







Bedrooms









Bathroom







Exterior







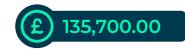
Initial Outlay





Figures based on assumed purchase price of £135,700.00 and borrowing of £101,775.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£33,925.00**

SDLT Charge £6,999

Legal Fees £1,000.00

Total Investment £41,924.00

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 £885 per calendar month but the potential market rent is

Returns Based on Rental Income	£885	£1,100
Mortgage Payments on £101,775.00 @ 5%	£424.06	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£170 PM	
Ground Rent	£20.83 PM	
Letting Fees	£88.50	£110.00
Total Monthly Costs	£548.39	£569.89
Monthly Net Income	£336.61	£530.11
Annual Net Income	£4,039.29	£6,361.29
Net Return	9.63%	15.17 %

Return Stress Test Analysis Report





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

Annual Net Income

£4,161.29

Adjusted To

Net Return

9.93%

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

Annual Net Income

£4,575.75

Adjusted To

Net Return

10.91%

Sale Comparables Report



+ Add to 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 £140,000.



£140,000

2 bedroom flat for sale

Ash Court, Leeds, LS14

CURRENTLY ADVERTISED SOLD STC

Marketed from 19 Feb 2025 by Preston Baker, Leeds

£118,000

2 bedroom flat for sale

Clifton Place, Pudsey, LS28 7EE

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Oct 2022 to 21 Mar 2025 (892 days) by Hunters, Pudsey



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property**Management.



£1,300 pcm

£1,300 pcm

2 bedroom flat

Merchants Quay, East Street, Leeds, West Yorkshire, LS9

CURRENTLY ADVERTISED

Marketed from 24 Apr 2025 by Linley & Simpson, Leeds



Altitude at Phoenix, Saxton Lane, Leeds, West Yorkshire, LS9

NO LONGER ADVERTISED

Marketed from 26 Mar 2025 to 31 Mar 2025 (4 days) by Allsop, Altitude at Phoenix

2 bedroom flat

+ Add to report

+ 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



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.





Interested in this property investment?

Call us on **0141 478 0985**



Ash Tree Garth, Leeds, LS9 6PN



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.