

LET PROPERTY PACK

INVESTMENT INFORMATION

Ash Tree Garth, Leeds, LS9

217411859

 www.letproperty.co.uk





Property Description

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

Get instant cash flow of **£885** per calendar month with a **9.2%** Gross Yield for investors.

This property has a potential to rent for **£1,100** which would provide the investor a Gross Yield of **11.5%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Ash Tree Garth, Leeds,
LS9

217411859



Property Key Features

2 bedrooms

2 bathrooms

Spacious room

Good condition

Factor Fees: £170.00 pm

Ground Rent: £20.83 pm

Lease Length: 245 years

Current Rent: £885

Market Rent: £1,100

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit	£28,750.00
SDLT Charge	£5,750
Legal Fees	£1,000.00
Total Investment	£35,500.00

Projected Investment Return



The monthly rent of this property is currently set at £885 per calendar month but the potential market rent is

£ 1,100



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£885	£1,100
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£170.00	
Ground Rent	£20.83	
Letting Fees	£88.50	£110.00
Total Monthly Costs	£653.71	£675.21
Monthly Net Income	£231.30	£424.80
Annual Net Income	£2,775.54	£5,097.54
Net Return	7.82%	14.36%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,897.54**
Adjusted To

Net Return **8.16%**

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

Annual Net Income **£3,622.50**
Adjusted To

Net Return **10.20%**

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 £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

2 bedroom flat

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

CURRENTLY ADVERTISED

Marketed from 24 Apr 2025 by Linley & Simpson, Leeds

+ Add



£1,300 pcm

2 bedroom flat

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

Current Tenant Profile



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.



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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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