


LET PROPERTY PACK

INVESTMENT INFORMATION

Bedale Close, Swallownest,
Sheffield, S26 4NF

217470722

 www.letproperty.co.uk





Property Description

Our latest listing is in Bedale Close, Swallownest, Sheffield, S26 4NF

Get instant cash flow of **£600** per calendar month with a **6.1%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **8.14%** if the rent was increased to market rate.

With a tenant 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...



Bedale Close,
Swallownest, Sheffield,
S26 4NF

217470722



Property Key Features

2 Bedrooms

1 Bathroom

Shared Private Parking and Rear garden

Easy Access to Local Amenities

Factor Fees: £25 pm

Ground Rent: £4 pm

Lease Length: 107 years

Current Rent: £600

Market Rent: £800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £136,000.00 and borrowing of £102,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 136,000.00

25% Deposit	£34,000.00
SDLT Charge	£7,020
Legal Fees	£1,000.00
Total Investment	£42,020.00

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 800



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



Returns Based on Rental Income	£600	£800
Mortgage Payments on £102,000.00 @ 5%	£425.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£25.00	
Ground Rent	£4.00	
Letting Fees	£60.00	£80.00
Total Monthly Costs	£529.00	£549.00
Monthly Net Income	£71.00	£251.00
Annual Net Income	£852.00	£3,012.00
Net Return	2.03%	7.17%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,412.00**
Adjusted To

Net Return **3.36%**

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

Annual Net Income **£1,020.00**
Adjusted To

Net Return **2.43%**

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 £145,000.



£145,000

2 bedroom flat for sale

+ Add to report

14 Fitzalan Road, Sheffield, S13

CURRENTLY ADVERTISED

SOLD STC

Marketed from 4 Oct 2024 by Yopa, East Midlands & Yorkshire

No Chain | Open Plan Lounge And Kitchen | Master Bedroom With En Suite | Two Good Sized Bedrooms ...



£140,000

2 bedroom flat for sale

+ Add to report

Hawes Way, Waverley, Rotherham, S60 8EL

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Mar 2024 to 18 Oct 2024 (226 days) by 2Roost, Sheffield

PROPERTY IS PRICED @ 20% DISCOUNTED FIRST TIME BUYERS SCHEME - TS & CS APPLY | STUNNING 2 DOUBLE ...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom apartment

+ Add to report

Fitzalan Road, Handsworth, Sheffield

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Nov 2023 to 23 Feb 2024 (106 days) by William H. Brown Lettings, Crystal Peaks

AVAILABLE JANUARY | TWO BEDROOMS | UNFURNISHED | MODERN INTERIOR | PARKING | JULIETTE BALCONY | G...



£825 pcm

2 bedroom flat

+ Add to report

Doveholes Drive, Sheffield, Sheffield, S13 9DP

CURRENTLY ADVERTISED

LET AGREED

Marketed from 22 May 2025 by 2Roost, Sheffield

Double Glazing | Allocated Parking

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.



www.letproperty.co.uk

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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