

LET PROPERTY PACK

INVESTMENT INFORMATION

Nesfield View, Leeds, LS10
3LA

218591017

 www.letproperty.co.uk





Property Description

Our latest listing is in Nesfield View, Leeds, LS10 3LA

Get instant cash flow of **£800** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **8.5%** 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...



Nesfield View, Leeds, LS10
3LA

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Property Key Features

2 bedrooms

1 bathrooms

Private Garden (front and back)

Shared Private Parking

Factor Fees: tbc

Ground Rent: tbc

Lease Length: Freehold

Current Rent: £800

Market Rent: £1,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £212,750.00 and borrowing of £159,562.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 212,750.00

25% Deposit £53,187.50

SDLT Charge £12,393

Legal Fees £1,000.00

Total Investment £66,580.00

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 1,200



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



Returns Based on Rental Income	£800	£1,200
Mortgage Payments on £159,562.50 @ 5%	£664.84	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	tbc	
Ground Rent	tbc	
Letting Fees	£80.00	£120.00
Total Monthly Costs	£759.84	£799.84
Monthly Net Income	£40.16	£400.16
Annual Net Income	£481.88	£4,801.88
Net Return	0.72%	7.21%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,401.88**
Adjusted To

Net Return **3.61%**

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

Annual Net Income **£1,610.63**
Adjusted To

Net Return **2.42%**

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 £220,000.



£220,000

2 bedroom semi-detached house for sale

+ Add to report

Castlefields, Rothwell, Leeds, West Yorkshire

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Jan 2024 to 16 May 2024 (113 days) by Manning Stainton, Rothwell



£210,000

2 bedroom semi-detached house for sale

+ Add to report

Ledbury Grove, Leeds

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Apr 2024 to 28 Aug 2024 (123 days) by DPSH, Morley

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,225 based on the analysis carried out by our letting team at **Let Property Management**.



£1,225 pcm

2 bedroom semi-detached house

Sandringham Drive, Woodland Vale, Tingley

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Nov 2024 to 9 Jan 2025 (62 days) by Vision Properties, Leeds

+ Add to report



£1,195 pcm

2 bedroom semi-detached house

Cuthbert Court, Churwell, Morley, Leeds, LS27

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 May 2025 to 30 May 2025 (28 days) by Reeds Rains, Morley

+ 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**



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.



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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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