

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Birch Close, York, YO31

218182662











## **Property Description**

Our latest listing is in Birch Close, York, YO31

Get instant cash flow of £850 per calendar month with a 6.0% Gross Yield for investors.

This property has a potential to rent for £1,066 which would provide the investor a Gross Yield of 7.5% if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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







Birch Close, York, YO31



## **Property Key Features**

1 Bedroom

1 Bathroom

**Spacious Lounge** 

Kitchen with Dining Area

Factor Fees: £83.00 PM

**Ground Rent: TBC** 

Lease Length: 107 years

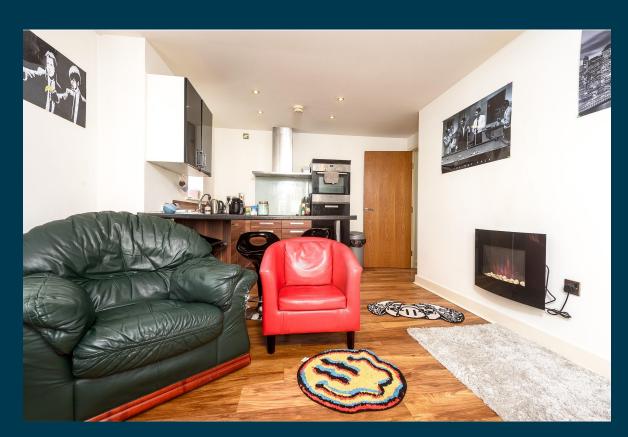
**Current Rent: £850** 

Market Rent: £1,066

218182662

# Lounge









# Kitchen









# Bedrooms









# Bathroom







## **Exterior**









## **Initial Outlay**





Figures based on assumed purchase price of £170,000.00 and borrowing of £127,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£42,500.00** 

SDLT Charge £9,400

Legal Fees £1,000.00

Total Investment £52,900.00

### **Projected Investment Return**





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





| Returns Based on Rental Income        | £850      | £1,066    |
|---------------------------------------|-----------|-----------|
| Mortgage Payments on £127,500.00 @ 5% | £531.25   |           |
| Est. Building Cover (Insurance)       | £15.00    |           |
| Approx. Factor Fees                   | £83.00    |           |
| Ground Rent                           | ТВС       |           |
| Letting Fees                          | £85.00    | £106.60   |
| Total Monthly Costs                   | £714.25   | £735.85   |
| Monthly Net Income                    | £135.75   | £330.15   |
| Annual Net Income                     | £1,629.00 | £3,961.80 |
| Net Return                            | 3.08%     | 7.49%     |

## Return Stress Test Analysis Report





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

Annual Net Income

£1,829.80

Adjusted To

Net Return

3.46%

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

Annual Net Income

£1,411.80

Adjusted To

Net Return

2.67%

## 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 £195,000.



£195,000

#### 2 bedroom apartment for sale

+ Add to report

Russet House, Birch Close, Huntington, York, YO319PN

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 Apr 2024 to 14 Nov 2024 (204 days) by Hunters, York



£159,995

#### 1 bedroom apartment for sale

+ Add to re

Russet House, Birch Park, York, YO31

NO LONGER ADVERTISED

Marketed from 5 Dec 2022 to 8 Feb 2023 (64 days) by Linley and Simpson, York

Ground Floor Apprenant | One Double Reducers | Ones Blank ourses / Diseased Eithed Kitchen | Three

## Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

#### 3 bedroom semi-detached house

+ Add to report

Huntington Road, York, North Yorkshire, YO31

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Jun 2024 to 8 Aug 2024 (42 days) by Reeds Rains, York

Finished To A Very High Standard | EPC GRADE D | Squight After Huntington Location | Close To Loca



£1,100 pcm

#### 2 bedroom end of terrace house

+ Add to report

Roche Avenue, York, YO31

NO LONGER ADVERTISED

Marketed from 2 May 2024 to 3 May 2024 (1 days) by OpenRent, London

#### **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: **Moved in** within the last 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** 



Birch Close, York, YO31



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.