

LET PROPERTY PACK

INVESTMENT INFORMATION

Elmwood Lane, Leeds, LS2
8WG

218270285

 www.letproperty.co.uk





Property Description

Our latest listing is in Elmwood Lane, Leeds, LS2 8WG

Get instant cash flow of **£904** per calendar month with a **7.23%** Gross Yield for investors.

This property has a potential to rent for **£1,286** which would provide the investor a Gross Yield of **10.29%** 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...



Elmwood Lane, Leeds,
LS2 8WG

218270285



Property Key Features

2 Bedrooms

2 Bathrooms

Good Condition

Easy Access to Local Amenities

Factor Fees: £121.14 pm

Ground Rent: £24.82 pm

Lease Length: 978 years

Current Rent: £904

Market Rent: £1,286

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £173,000.00 and borrowing of £129,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 173,000.00

25% Deposit £43,250.00

SDLT Charge £9,610

Legal Fees £1,000.00

Total Investment £53,860.00

Projected Investment Return



The monthly rent of this property is currently set at £904 per calendar month but the potential market rent is

£ 1,286



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



Returns Based on Rental Income	£904	£1,286
Mortgage Payments on £129,750.00 @ 5%	£540.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£121.14	
Ground Rent	£24.82	
Letting Fees	£90.40	£128.60
Total Monthly Costs	£791.99	£830.19
Monthly Net Income	£112.02	£455.82
Annual Net Income	£1,344.18	£5,469.78
Net Return	2.50%	10.16%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,897.78**
Adjusted To

Net Return **5.38%**

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

Annual Net Income **£3,172.62**
Adjusted To

Net Return **5.89%**

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 £210,000.



£210,000

2 bedroom apartment for sale

+ Add to report

Leylands House, Leeds

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 Jun 2024 to 11 Jun 2025 (362 days) by North Property Group, Leeds

5 MINUTES FROM FAMOUS VICTORIA LEEDS SHOPPING CENTER | LOCATED IN LEEDS' NORTHERN QUARTER | 14 MI...



£200,000

2 bedroom apartment for sale

+ Add to report

North Crescent, Leeds

NO LONGER ADVERTISED

Marketed from 22 Jan 2024 to 16 Oct 2024 (268 days) by North Property Group, Leeds

PERFECT FOR INVESTORS | HIGH TENANT DEMAND | FULLY FURNISHED | TENANCY IN PLACE @ £1030 PCM | HEA...

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

Victoria House, Leeds, LS7

CURRENTLY ADVERTISED

Marketed from 11 Jun 2025 by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2505237

+ Add to report



£1,295 pcm

2 bedroom flat

Aspect 14, Leeds

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 May 2025 to 24 Jun 2025 (31 days) by Parklane, Leeds

Furnished | 2 Bedroom | 2 Bathroom | Recently refurbished | Parking | Balcony

+ 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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