

LET PROPERTY PACK

INVESTMENT INFORMATION

Coal Hill Lane, Leeds, LS13 IFD

219125387











Property Description

Our latest listing is in Coal Hill Lane, Leeds, LS13 1FD

Get instant cash flow of £700 per calendar month with a 6.83% Gross Yield for investors.

This property has a potential to rent for £844 which would provide the investor a Gross Yield of 8.23% 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...







Coal Hill Lane, Leeds, LS13 1FD



2 Bedrooms

1 Bathroom

Shared Private Parking

Easy Access to Local Amenities

Factor Fees: £130 pm

Ground Rent: £20.83 pm

Lease Length: 100 years

Current Rent: £700

Market Rent: £844

219125387

Lounge





Kitchen





Bedrooms







Bathroom





Exterior





Initial Outlay





Figures based on assumed purchase price of £135,000.00 and borrowing of £101,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£33,750.00**

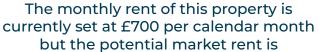
SDLT Charge £6,950

Legal Fees £1,000.00

Total Investment £41,700.00

Projected Investment Return









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

Returns Based on Rental Income	£700	£844
Mortgage Payments on £101,250.00 @ 5%	£421.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£130.00	
Ground Rent	£20.83	
Letting Fees	£70.00	£84.40
Total Monthly Costs	£657.71	£672.11
Monthly Net Income	£42.30	£171.90
Annual Net Income	£507.54	£2,062.74
Net Return	1.22%	4.95 %

Return Stress Test Analysis Report





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

£374.74

Annual Net Income

Adjusted To

Net Return

0.90%

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

Annual Net Income

£287.70

Adjusted To

Net Return

0.69%

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 £159,950.





£157,500

5 Towler House., Towler Drive, Rodley, Leeds

NO LONGER ADVERTISED SOLD STC

2 bedroom apartment for sale

Marketed from 20 Aug 2024 to 13 Jun 2025 (296 days) by Manning Stainton, Horsforth

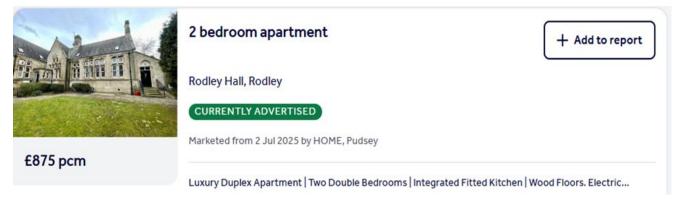
A most impressive apartment | For the over 55's | 2nd floor with 2 bedrooms | Dual aspect views | ...

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £875 based on the analysis carried out by our letting team at **Let Property Management**.





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**



Coal Hill Lane, Leeds, LS13 1FD



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.