

LET PROPERTY PACK

INVESTMENT INFORMATION

Coal Hill Lane, Leeds, LS13
1FD

219125387

 www.letproperty.co.uk





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...



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Property Key Features

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

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 135,000.00

25% Deposit	£33,750.00
SDLT Charge	£6,950
Legal Fees	£1,000.00
Total Investment	£41,700.00

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 844



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

Annual Net Income **£374.74**
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.



£159,950

2 bedroom flat for sale

+ Add to report

Broom Mills Road, Farsley

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Apr 2024 to 16 Aug 2024 (127 days) by Adair Paxton, Leeds City Centre

First Floor | Two Double Bedrooms | Allocated Parking | Great Location | Kitchen/Diner | Secure I...



£157,500

2 bedroom apartment for sale

+ Add to report

5 Towler House., Towler Drive, Rodley, Leeds

NO LONGER ADVERTISED

SOLD STC

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 |...

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**.



£875 pcm

2 bedroom apartment

Rodley Hall, Rodley

CURRENTLY ADVERTISED

Marketed from 2 Jul 2025 by HOME, Pudsey

+ Add to report

Luxury Duplex Apartment | Two Double Bedrooms | Integrated Fitted Kitchen | Wood Floors. Electric...



£850 pcm

2 bedroom apartment

Oaklands House, Rodley

NO LONGER ADVERTISED

LET AGREED

Marketed from 31 Oct 2024 to 12 Dec 2024 (41 days) by Martin & Co, Leeds Horsforth

+ Add to report

Two bedrooms | Two bathrooms | First floor | Views over Aire Valley | Convenient Location | Close...

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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