

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Heywood Road, Harrogate, HG2 OLU

211207847











#### **Property Description**

Our latest listing is in Heywood Road, Harrogate, HG2 OLU

Get instant cash flow of £825 per calendar month with a 7.62% Gross Yield for investors.

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...









1 Bedroom

1 Bathroom

Well-kept Flat

**On-Street Parking** 

**Factor Fees: TBC** 

Ground Rent: £0.83 pm

Lease Length: 949 years

**Current Rent: £825** 

Heywood Road, Harrogate, HG2 OLU

211207847

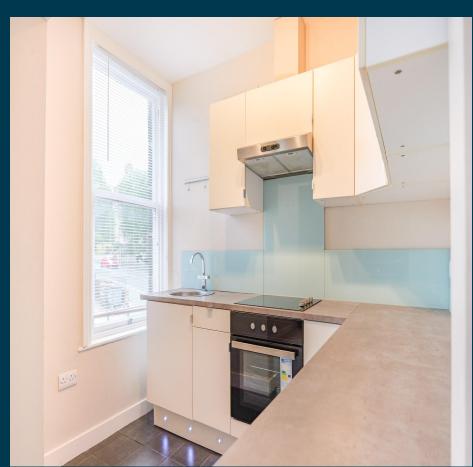
## Lounge

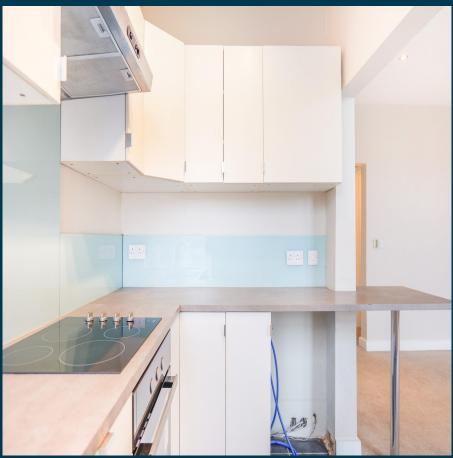




## Kitchen







## **Bedrooms**





## **Bathroom**





#### **Exterior**





#### **Initial Outlay**





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£37,500.00** 

SDLT Charge £8,000

Legal Fees £1,000.00

Total Investment £46,500.00

#### **Projected Investment Return**



#### The monthly rent of this property is currently set at £825 per calendar month



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

Returns Based on Rental Income	£825
Returns bused on Rental moonie	2023
Mortgage Payments on £112,500.00 @ 5%	£468.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	£0.83
Letting Fees	£82.50
Total Monthly Costs	£567.08
Monthly Net Income	£257.92
Annual Net Income	£3,095.04
Net Return	6.66%

#### Return Stress Test Analysis Report





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

Annual Net Income

£1,445.04

Adjusted To

Net Return

3.11%

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

Annual Net Income

£855.00

Adjusted To

Net Return

1.84%

#### 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 £160,000.





#### Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



#### 1 bedroom apartment

+ Add to report

Apartment 1, Westgate House, Albert Street, Harrogate, North Yorkshire

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Mar 2025 to 30 May 2025 (72 days) by Walker Smale, West Park

Contemporary open plan living | Light and spacious throughout | Fully equipped kitchen with appli...



£845 pcm

#### 1 bedroom flat

+ Add to report

Langcliffe Avenue, Harrogate, North Yorkshire, HG2

NO LONGER ADVERTISED

Marketed from 24 Feb 2025 to 28 Apr 2025 (62 days) by SJM Properties, Leeds

Modern apartment | Gas central Heating | Double glazed | Furnished | Great location

#### **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** 



Heywood Road, Harrogate, HG2 OLU



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.