

LET PROPERTY PACK

INVESTMENT INFORMATION

Heywood Road, Harrogate,
HG2 0LU

211207847

 www.letproperty.co.uk





Property Description

Our latest listing is in Heywood Road, Harrogate, HG2 0LU

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...



Heywood Road,
Harrogate, HG2 0LU

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Property Key Features

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

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 150,000.00

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
Mortgage Payments on £112,500.00 @ 5%	£468.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
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.



£160,000

1 bedroom flat for sale

+ Add to report

Dragon Parade, Harrogate, HG1 5DG

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Mar 2024 to 31 Jan 2025 (312 days) by Hunters, Harrogate

NO CHAIN | Open plan dining kitchen | Town centre location | Elevated views | One double bedroom ...



£159,950

1 bedroom flat for sale

+ Add to report

St Luke's Court, Franklin Square, Harrogate

CURRENTLY ADVERTISED

SOLD STC

Marketed from 1 Aug 2025 by Verity Frearson, Harrogate

A contemporary duplex apartment with a mezzanine level situated on the upper floors of the desira...

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**.



£850 pcm

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**



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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