

LET PROPERTY PACK

INVESTMENT INFORMATION

Hamilton Avenue, Leeds,
LS7 4EG

220215216

 www.letproperty.co.uk





Property Description

Our latest listing is in Hamilton Avenue, Leeds, LS7 4EG

Get instant cash flow of **£1,450** per calendar month with a **12.0%** 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...



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Property Key Features

3 Bedrooms

1 Bathroom

On-Street Parking

Private Rear Garden

Factor Fees: TBC

Ground Rent: TBC

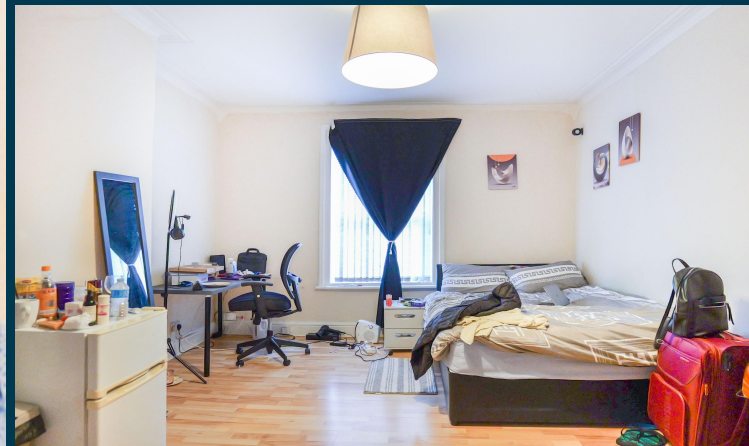
Lease Length: 105 years

Current Rent: £1,450

Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £167,000.00 and borrowing of £125,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 167,000.00

25% Deposit £41,750.00

SDLT Charge £9,190

Legal Fees £1,000.00

Total Investment £51,940.00

Projected Investment Return



The monthly rent of this property is currently set at £1,450 per calendar month



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



Returns Based on Rental Income	£1,450
Mortgage Payments on £125,250.00 @ 5%	£521.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£145.00
Total Monthly Costs	£681.88
Monthly Net Income	£768.13
Annual Net Income	£9,217.50
Net Return	17.75%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,317.50**
Adjusted To

Net Return **12.16%**

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

Annual Net Income **£6,712.50**
Adjusted To

Net Return **12.92%**

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 £177,500.



£177,500

3 bedroom flat for sale

+ Add to report

St Michaels Crescent, HEADINGLEY, Leeds

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Sep 2024 to 17 Dec 2024 (80 days) by Castlehill, Headingley

IMMACULATELY PRESENTED - A MUST SEE! | THREE BEDROOMED FIRST FLOOR APARTMENT | NO CHAIN & VACANT...



£175,000

3 bedroom apartment for sale

+ Add to report

East Point, East Street, Leeds, LS9 8BF

NO LONGER ADVERTISED

Marketed from 29 Jul 2024 to 7 Nov 2024 (100 days) by yieldit, Manchester

3 Bedroom Luxury Apartment | Ground Floor | Cash Buyers Only | Suitable For Owner Occupiers Or In...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,690 based on the analysis carried out by our letting team at **Let Property Management**.



£1,690 pcm

3 bedroom flat

+ Add to report

Blackman Lane, Leeds, West Yorkshire, LS2

NO LONGER ADVERTISED

Marketed from 30 Jan 2019 to 3 Jan 2025 (2165 days) by Cobourg, Leeds

Block WiFi included | Parking | 5 minute walk to University | Fully Furnished



£1,555 pcm

3 bedroom apartment

+ Add to report

Skinner Lane, Leeds, West Yorkshire, LS7

NO LONGER ADVERTISED

Marketed from 29 Aug 2025 to 1 Sep 2025 (3 days) by Rise Homes, Spinners Yard

Roof Terrace | Pet Friendly | Fitness Suite | Private Dining | Movie Room | WiFi Included | Profe...

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: **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.



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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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