

LET PROPERTY PACK

INVESTMENT INFORMATION

Moseley Wood Gardens,
Leeds, LS16

221135843

 www.letproperty.co.uk





Property Description

Our latest listing is in Moseley Wood Gardens, Leeds, LS16

Get instant cash flow of **£3,440** per calendar month with a **11.0%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

Don't miss out on this fantastic investment opportunity...



Moseley Wood Gardens,
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Property Key Features

6 Bedrooms

5 Bathrooms

Spacious Lounge

Good Condition

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £3,440

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £375,000.00 and borrowing of £281,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 375,000.00

25% Deposit £93,750.00

SDLT Charge £27,500

Legal Fees £1,000.00

Total Investment £122,250.00

Projected Investment Return



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



Returns Based on Rental Income	£3,440
Mortgage Payments on £281,250.00 @ 5%	£1,171.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£344.00
Total Monthly Costs	£1,530.88
Monthly Net Income	£1,909.13
Annual Net Income	£22,909.50
Net Return	18.74%

Return **Stress Test** Analysis Report



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

Annual Net Income **£16,029.50**
Adjusted To

Net Return **13.11%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£17,284.50**
Adjusted To

Net Return **14.14%**

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 £400,000.



£400,000

4 bedroom semi-detached house for sale

[+ Add to report](#)

Moseley Wood Gardens, Cookridge, Leeds, West Yorkshire, LS16

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Feb 2023 to 28 Sep 2023 (223 days) by Dacre Son & Hartley, Bramhope



£335,000

3 bedroom semi-detached house for sale

[+ Add to report](#)

Moseley Wood Gardens, Cookridge, LS16

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Sep 2022 to 28 Sep 2022 (14 days) by Hunters, Horsforth

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,000 based on the analysis carried out by our letting team at **Let Property Management**.



£3,000 pcm

5 bedroom detached house

Kirkwood Gardens, Leeds

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Feb 2025 to 11 Mar 2025 (35 days) by Fletcher Properties, Covering Leeds

+ Add to report



£2,000 pcm

6 bedroom detached house

Tinshill Road, Leeds, LS16

NO LONGER ADVERTISED

Marketed from 21 Sep 2022 to 29 Nov 2022 (68 days) by Right Let Leeds, Headingley

+ Add to report

Current Tenant Profile



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**



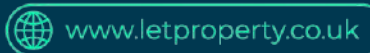
Payment history: **On time for length of tenancy**



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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