

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Marshall Close, Morley,  
Leeds, LS27

221276626

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Marshall Close, Morley, Leeds, LS27

Get instant cash flow of **£550** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£687** which would provide the investor a Gross Yield of **8.0%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



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## Property Key Features

1 bedroom

1 bathroom

Private indoor space

Versatile living areas

Factor Fees: £50 PM

Ground Rent: £0.84 PM

Lease Length: 106 years

Current Rent: £550

Market Rent: £687



# Lounge



# Kitchen





# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of 103,500.00 and borrowing of £77,625.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 103,500.00

25% Deposit £25,875.00

SDLT Charge £5,175

Legal Fees £1,000.00

Total Investment £32,050.00

# Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 687

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



Returns Based on Rental Income	£550	£687
Mortgage Payments on £77,625.00 @ 5%	£323.44	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£50.00	
Ground Rent	£0.84	
Letting Fees	£55.00	£68.70
Total Monthly Costs	£444.28	£457.98
Monthly Net Income	£105.72	£229.02
Annual Net Income	£1,268.67	£2,748.27
Net Return	3.96%	8.57%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,374.27**  
Adjusted To

Net Return                      **4.29%**

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

Annual Net Income      **£1,205.85**  
Adjusted To

Net Return                      **3.76%**



# 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 £110,000.



£110,000

## 1 bedroom apartment for sale

+ Add to report

Marshall Close, Morley, Leeds, West Yorkshire

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Sep 2024 to 28 Mar 2025 (197 days) by Manning Stainton, Morley

One bedroom apartment | Great location close to Morley Centre | Ideal for a mixture of buyers | W...



£105,000

## 1 bedroom flat for sale

+ Add to report

Pullman Court, Morley, Leeds, LS27 8PT

NO LONGER ADVERTISED

Marketed from 9 Apr 2025 to 9 May 2025 (29 days) by Visum, Nationwide

Double glazed | Parking | Dishwasher | Washing machine | White goods

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £790 based on the analysis carried out by our letting team at **Let Property Management**.



£790 pcm

## 1 bedroom flat

Peel Mills, Morley, Leeds, LS27

NO LONGER ADVERTISED

Marketed from 23 Jan 2025 to 31 Jan 2025 (7 days) by OpenRent, London

+ Add to report



£775 pcm

## 1 bedroom flat

Melbourne Street, Morley, Leeds, LS27

NO LONGER ADVERTISED

Marketed from 22 Jan 2025 to 1 Mar 2025 (38 days) by OpenRent, London

+ 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: **12+ years**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for the 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.



**LETPROPERTY**