

LET PROPERTY PACK

INVESTMENT INFORMATION

Marshall Close, Morley, Leeds, LS27

221276626











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...





Marshall Close, Morley, Leeds, LS27



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

221276626

Lounge









Kitchen









Bedrooms







Bathroom





Exterior









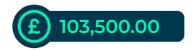
Initial Outlay





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



25% Deposit **£25,875.00**

SDLT Charge £5,175

Legal Fees £1,000.00

Total Investment £32,050.00

Projected Investment Return





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

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

| (F) | 687 |
|-----|-----|
| E | 007 |

| 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



+ Add to report

+ Add to 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

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

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**.



1 bedroom flat

+ Add to report

Peel Mills, Morley, Leeds, LS27

NO LONGER ADVERTISED

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

£790 pcm



£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.





Interested in this property investment?

Call us on **0141 478 0985**



Marshall Close, Morley, Leeds, LS27



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.