

LET PROPERTY PACK

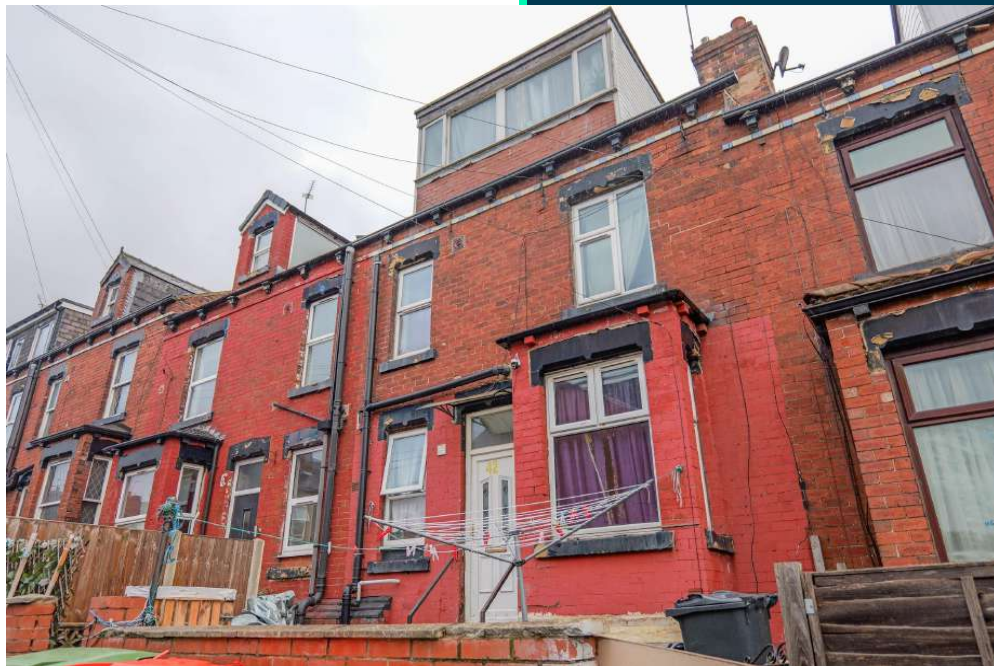
INVESTMENT INFORMATION

Armley Lodge Road, Leeds,
LS12

222304535

 www.letproperty.co.uk





Property Description

Our latest listing is in Armley Lodge Road, Leeds, LS12

Get instant cash flow of **£900** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£1,362** which would provide the investor a Gross Yield of **10.0%** 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...



Armley Lodge Road,
Leeds, LS12

222304535



Property Key Features

4 bedrooms

2 bathrooms

Private indoor space

Versatile living areas

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £900

Market Rent: £1,362

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of 163,000.00 and borrowing of £122,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 163,000.00

25% Deposit £40,750.00

SDLT Charge £8,910

Legal Fees £1,000.00

Total Investment £50,660.00

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 £900 per calendar month but the potential market rent is

£ 1,362

Returns Based on Rental Income	£900	£1,362
Mortgage Payments on £122,250.00 @ 5%	£509.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£90.00	£136.20
Total Monthly Costs	£614.38	£660.58
Monthly Net Income	£285.63	£701.43
Annual Net Income	£3,427.50	£8,417.10
Net Return	6.77%	16.61%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,693.10**
Adjusted To

Net Return **11.24%**

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

Annual Net Income **£5,972.10**
Adjusted To

Net Return **11.79%**

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 £150,000.



£150,000

4 bedroom terraced house for sale

+ Add to report

Salisbury Avenue, Armley, Leeds

NO LONGER ADVERTISED

Marketed from 30 Sep 2023 to 11 Jan 2024 (103 days) by Manning Stainton, Wortley

No Onward Chain | Deceptively Spacious Through Terrace | Popular Residential Location | Spacious ...



£145,000

4 bedroom end of terrace house for sale

+ Add to report

Salisbury Avenue, Leeds

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Nov 2024 to 22 Apr 2025 (148 days) by Stoneacre Properties, Chapel Allerton

4-BED END TERRACE | CURRENTLY LET OUT AT £990 PCM | POPULAR LOCATION | STRONG RENTAL

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,442 based on the analysis carried out by our letting team at **Let Property Management**.



£1,442 pcm

4 bedroom terraced house

Salisbury Grove, Leeds, LS12

NO LONGER ADVERTISED

Marketed from 14 Aug 2025 to 28 Aug 2025 (14 days) by OpenRent, London

+ Add to report

No Agent Fees | Students Can Enquire | Bills Included | Property Reference Number: 2588712



£1,283 pcm

4 bedroom terraced house

Salisbury Grove, Leeds, LS12

CURRENTLY ADVERTISED

Marketed from 15 Jul 2025 by OpenRent, London

+ Add to report

No Agent Fees | Students Can Enquire | Bills Included | Property Reference Number: 2553974

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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order

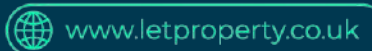
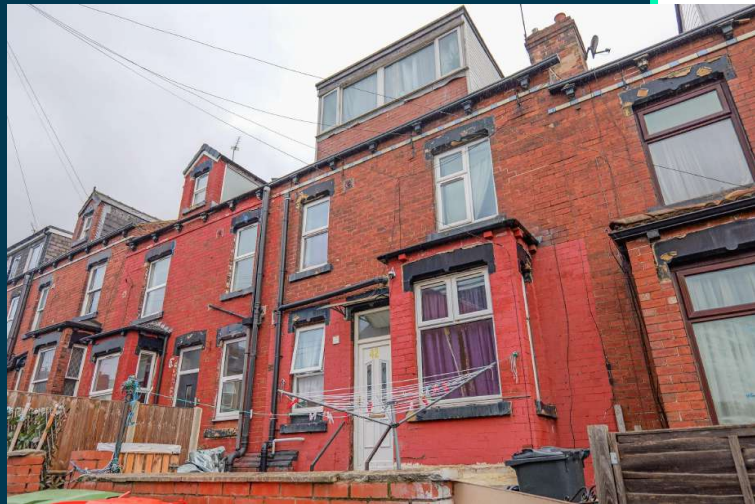


Current term of tenancy: **Moved in within 2 years**



Payment history: **On time for the 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.



Armley Lodge Road, Leeds, LS12

222304535

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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