

LET PROPERTY PACK

INVESTMENT INFORMATION

Strawberry Dale Avenue,
Harrogate, HG1

220355146

 www.letproperty.co.uk





Property Description

Our latest listing is in Strawberry Dale Avenue, Harrogate, HG1

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **6.6%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Strawberry Dale Avenue,
Harrogate, HG1

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Property Key Features

2 Bedrooms

1 Bathroom

Inviting Living Space

Cozy Bedrooms

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £1,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £219,000.00 and borrowing of £164,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 219,000.00

25% Deposit £54,750.00

SDLT Charge £12,830

Legal Fees £1,000.00

Total Investment £68,580.00

Projected Investment Return



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



Returns Based on Rental Income	£1,200
Mortgage Payments on £164,250.00 @ 5%	£684.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£120.00
Total Monthly Costs	£819.38
Monthly Net Income	£380.63
Annual Net Income	£4,567.50
Net Return	6.66%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,167.50**
Adjusted To

Net Return **3.16%**

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

Annual Net Income **£1,282.50**
Adjusted To

Net Return **1.87%**

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 £600,000.



£600,000

2 bedroom flat for sale

+ Add to report

31a Cambridge Street, Harrogate

CURRENTLY ADVERTISED

Marketed from 24 Feb 2025 by Nicholls Tyreman, Harrogate



£550,000

2 bedroom flat for sale

+ Add to report

31a Cambridge Street, Harrogate

NO LONGER ADVERTISED

Marketed from 30 May 2025 to 3 Sep 2025 (96 days) by Nicholls Tyreman, Harrogate

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,825 based on the analysis carried out by our letting team at **Let Property Management**.



£1,825 pcm

2 bedroom apartment

+ Add

Alexandra Road, Harrogate, HG1

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Oct 2024 to 3 Dec 2024 (59 days) by Myrings Estate Agents, Harrogate



£1,800 pcm

2 bedroom apartment

+ Add

Springfield Avenue, Harrogate, HG1

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 May 2025 to 8 Aug 2025 (76 days) by Myrings Estate Agents, Harrogate



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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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