

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Strawberry Dale Avenue, Harrogate, HG1

220355146











#### **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



2 Bedrooms

1 Bathroom

**Inviting Living Space** 

**Cozy Bedrooms** 

**Factor Fees: TBC** 

**Ground Rent: Freehold** 

Lease Length: Freehold

Market Rent: £1,200

220355146

# Lounge









# Kitchen





# Bedrooms









# Bathroom





# **Exterior**





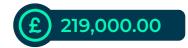
## **Initial Outlay**





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**



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	ТВС
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

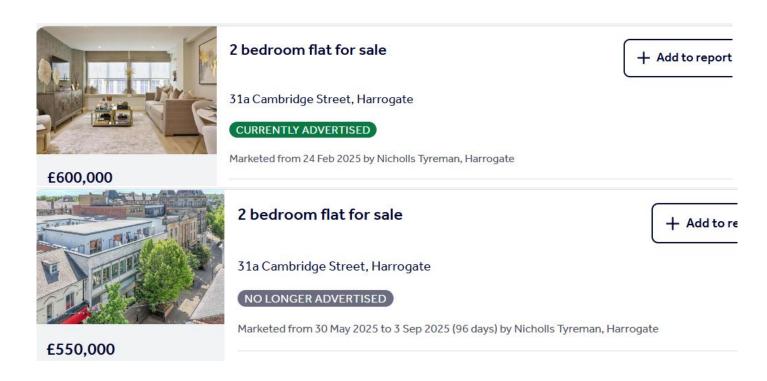
Net Return

1.87%

## Sale Comparables Report



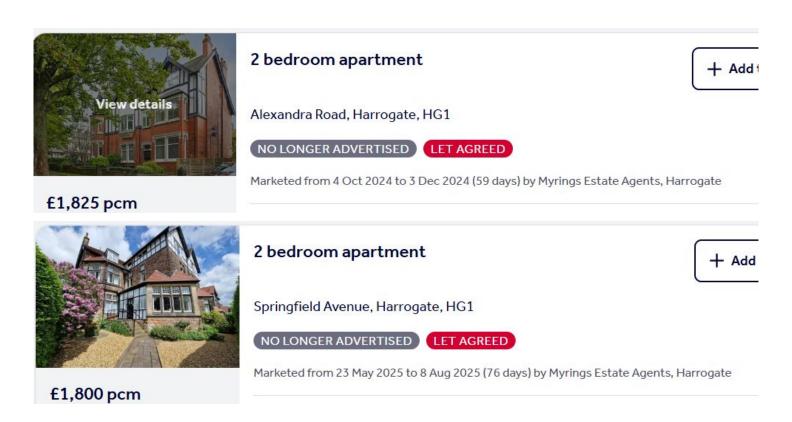
This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £600,000.



## 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**.







www.letproperty.co.uk

Strawberry Dale Avenue, Harrogate, HG1

# Interested in this property investment?

Call us on **0141 478 0985** 

