

LET PROPERTY PACK

INVESTMENT INFORMATION

6 Harlech Road, Leeds, LS11

222204881

 www.letproperty.co.uk





Property Description

Our latest listing is in 6 Harlech Road, Leeds, LS11

Get instant cash flow of **£1,120** per calendar month with a **9.4%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **9.7%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



6 Harlech Road, Leeds,
LS11

222204881



Property Key Features

3 bedroom

2 bathroom

Spacious Rooms

Well Maintained Property

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,120

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £143,000.00 and borrowing of £107,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 143,000.00

25% Deposit	£35,750.00
SDLT Charge	£7,510
Legal Fees	£1,000.00
Total Investment	£44,260.00

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 £1,120 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£1,120	£1,150
Mortgage Payments on £107,250.00 @ 5%	£446.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£112.00	£115.00
Total Monthly Costs	£573.88	£576.88
Monthly Net Income	£546.13	£573.13
Annual Net Income	£6,553.50	£6,877.50
Net Return	14.81%	15.54%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,577.50**
Adjusted To

Net Return **10.34%**

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

Annual Net Income **£4,732.50**
Adjusted To

Net Return **10.69%**

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 £140,000.



£140,000

3 bedroom terraced house for sale

Trentham Grove, Leeds, West Yorkshire

NO LONGER ADVERTISED

Marketed from 11 Aug 2025 to 5 Sep 2025 (24 days) by Auction House, West Yorkshire - Property Auctioneers

+ Add to rep



£135,000

3 bedroom terraced house for sale

Colwyn View, Leeds, West Yorkshire, LS11

NO LONGER ADVERTISED

Marketed from 27 Jun 2023 to 3 Nov 2023 (129 days) by Whitegates, South Leeds

+ Add to rep

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

2 bedroom flat

La Salle, Leeds Dock

NO LONGER ADVERTISED

Marketed from 14 Oct 2024 to 22 Oct 2024 (7 days) by Parklane, Leeds

+ Add to report



£1,100 pcm

2 bedroom flat

City Walk, Leeds, West Yorkshire, LS11

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Mar 2025 to 27 May 2025 (68 days) by Linley & Simpson, Leeds

+ 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: **2 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for 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.



www.letproperty.co.uk

6 Harlech Road, Leeds, LS11

222204881

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