

LET PROPERTY PACK

INVESTMENT INFORMATION

Woodbridge Vale, Leeds,
LS6

227837241

 www.letproperty.co.uk





Property Description

Our latest listing is in Woodbridge Vale, Leeds, LS6

Get instant cash flow of **£900** per calendar month with a **7.6%** 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.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



Woodbridge Vale, Leeds,
LS6

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Property Key Features

3 Bedrooms

2 Bathrooms

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £900 PM

Market Rent: £1,150 PM

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £143,000 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 £900 per calendar month but the potential market rent is

£ 1,150



Returns Based on Rental Income	£900	£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	£90.00	£115.00
Total Monthly Costs	£551.88	£576.88
Monthly Net Income	£348.13	£573.13
Annual Net Income	£4,177.50	£6,877.50
Net Return	9.44%	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 £160,000.



£160,000

3 bedroom terraced house for sale

+ Add to rep

Woodbridge Vale, Leeds

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Feb 2025 to 1 Oct 2025 (216 days) by Manning Stainton, Headingley



£155,000

3 bedroom terraced house for sale

+ Add to rep

Woodbridge Green, Leeds, West Yorkshire, LS6

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 May 2025 to 4 Jun 2025 (33 days) by Right Let Leeds, Headingley

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,235 based on the analysis carried out by our letting team at **Let Property Management**.



£1,235 pcm

3 bedroom terraced house

Norman Grove, Kirkstall, LS5 3JH

NO LONGER ADVERTISED

Marketed from 7 Oct 2024 to 15 Aug 2025 (311 days) by sbliving, Leeds

+ Add to repo



£1,200 pcm

3 bedroom terraced house

Norman View, Kirkstall, Leeds, LS5

NO LONGER ADVERTISED

Marketed from 7 Nov 2025 to 2 Jan 2026 (56 days) by Linley & Simpson, Headingley

+ Add to rep

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 the last 2 years**



Payment history: **On time for 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.



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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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