

LET PROPERTY PACK

INVESTMENT INFORMATION

Kensington Way, Leeds,
LS10

228931357

 www.letproperty.co.uk





Property Description

Our latest listing is in Kensington Way, Leeds, LS10

Get instant cash flow of **£900.00** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£960.00** which would provide the investor a Gross Yield of **7.7%** 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...



Kensington Way, Leeds,
LS10

228931357



Property Key Features

2 Bedrooms

1 Bathroom

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £140.00 PM

Ground Rent: £9.50 PM

Lease Length: 976 Years

Current Rent: £900.00 PM

Market Rent: £960.00 PM

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £150,000 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 150,000.00

25% Deposit £37,500.00

SDLT Charge £8,000

Legal Fees £1,000.00

Total Investment £46,500.00

Projected Investment Return



The monthly rent of this property is currently set at £900.00 per calendar month but the potential market rent is

£ 960

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



Returns Based on Rental Income	£900.00	£960.00
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£140.00	
Ground Rent	£9.50	
Letting Fees	£90.00	£96.00
Total Monthly Costs	£723.25	£729.25
Monthly Net Income	£176.75	£230.75
Annual Net Income	£2,121.00	£2,769.00
Net Return	4.56%	5.95%

Return **Stress Test** Analysis Report



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

Annual Net Income **£849.00**
Adjusted To

Net Return **1.83%**

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

Annual Net Income **£633.00**
Adjusted To

Net Return **1.36%**

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 £170,000.



£170,000

2 bedroom bungalow for sale

Orion Gardens, Leeds, West Yorkshire

NO LONGER ADVERTISED **SOLD STC**

Marketed from 28 Jan 2025 to 12 Jun 2026 (499 days) by Manning Stainton, Beeston

+ Add to report



£160,000

2 bedroom semi-detached house for sale

Broom Nook, Leeds

NO LONGER ADVERTISED **SOLD STC**

Marketed from 2 Jul 2025 to 6 Mar 2026 (246 days) by William H. Brown, Morley

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

2 bedroom semi-detached house

+ Add to report

Broom Crescent, Leeds, West Yorkshire, LS10

NO LONGER ADVERTISED

Marketed from 1 Feb 2025 to 28 Feb 2025 (26 days) by Reeds Rains, Morley



£925 pcm

2 bedroom apartment

+ Add to report

Kensington Way, Leeds, West Yorkshire, LS10 4UP

NO LONGER ADVERTISED

Marketed from 22 Sep 2025 to 12 Nov 2025 (50 days) by LettingaProperty.com, Nationwide - Lettings

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.



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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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