



## Property Description

Our latest listing is in Barnsley Road, Barnsley, S73

Get instant cash flow of **£3,250.00** per calendar month with a **9.7%** Gross Yield for investors.

**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...**



Barnsley Road, Barnsley,  
S73

227058090



## Property Key Features

**7 Bedroom HMO**

**3 Bathrooms**

**Spacious Living Spaces**

**Easy Access to Local Amenities**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £3,250.00**

# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £402,000.00 and borrowing of £301,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 402,000.00

25% Deposit	£100,500.00
SDLT Charge	£30,200
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£131,700.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £3,250.00 per calendar month.



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



<b>Returns Based on Rental Income</b>	<b>£3,250.00</b>
Mortgage Payments on £301,500.00 @ 5%	<b>£1,256.25</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£0.00</b>
Ground Rent	<b>Freehold</b>
Letting Fees	<b>£325.00</b>
<b>Total Monthly Costs</b>	<b>£1,596.25</b>
<b>Monthly Net Income</b>	<b>£1,653.75</b>
<b>Annual Net Income</b>	<b>£19,845.00</b>
<b>Net Return</b>	<b>15.07%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£13,345.00**  
Adjusted To

Net Return                      **10.13%**

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

Annual Net Income      **£13,815.00**  
Adjusted To

Net Return                      **10.49%**

# 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 £379,995.



**4 bedroom detached house for sale**

Pitt Street, Darfield, Barnsley, South Yorkshire, S73 8AS

**NO LONGER ADVERTISED**

Marketed from 7 Aug 2024 to 8 Aug 2024 (1 days) by Barratt Homes

**£379,995**

[+ Add to report](#)



**3 bedroom detached bungalow for sale**

Lugano Grove, Darfield

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 7 Sep 2024 to 7 Mar 2025 (181 days) by Haybrook, Barnsley

**£375,000**

[+ Add to report](#)

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,467 based on the analysis carried out by our letting team at **Let Property Management**.



£3,500 pcm

## 8 bedroom detached house

Low Moor Lane, Woolley, WAKEFIELD

NO LONGER ADVERTISED

Marketed from 23 Jul 2025 to 29 Jul 2025 (5 days) by William H. Brown Lettings, Wakefield

+ Add to report



£3,467 pcm

## 3 bedroom terraced house

Gold Street, Barnsley, South Yorkshire, S70

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Jan 2026 to 18 Feb 2026 (30 days) by E & M Property Solutions, Burnley

+ 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**

 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.



[www.letproperty.co.uk](http://www.letproperty.co.uk)

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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.



**LETPROPERTY**