

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Sheffield Road, Barnsley,  
S70

227169750

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





## Property Description

Our latest listing is in Sheffield Road, Barnsley, S70

Get instant cash flow of **£2,232** per calendar month with a **11.1%** 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...**



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## Property Key Features

**5 Bedrooms HMO**

**3 Bathrooms**

**Spacious Room**

**Basement Space**

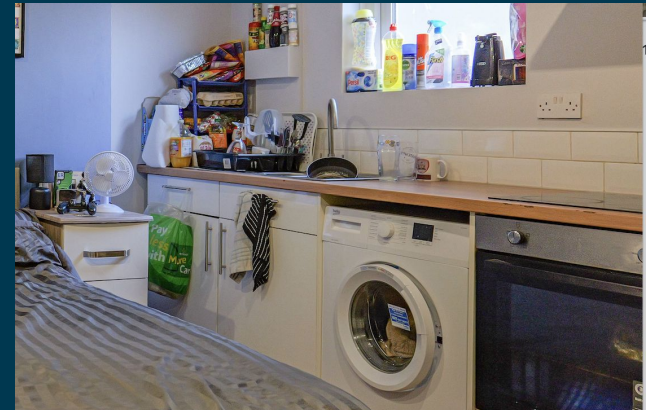
**Factor Fees: £0.00**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £2,232**

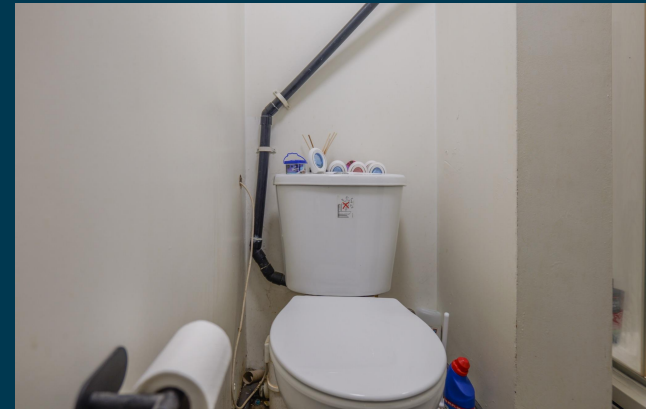
# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £241,500.00 and borrowing of £181,125.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 241,500.00

25% Deposit	£60,375.00
SDLT Charge	£14,405
Legal Fees	£1,000.00
Total Investment	£75,780.00

# 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 £2,232 per calendar month

<b>Returns Based on Rental Income</b>	<b>£2,232</b>
Mortgage Payments on £181,125.00 @ 5%	<b>£754.69</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£0.00</b>
Ground Rent	<b>FREEHOLD</b>
Letting Fees	<b>£223.20</b>
<b>Total Monthly Costs</b>	<b>£992.89</b>
<b>Monthly Net Income</b>	<b>£1,239.11</b>
<b>Annual Net Income</b>	<b>£14,869.35</b>
<b>Net Return</b>	<b>19.62%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£10,405.35**  
Adjusted To

Net Return                      **13.73%**

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

Annual Net Income      **£11,246.85**  
Adjusted To

Net Return                      **14.84%**

# 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 £280,000.



## 5 bedroom detached house for sale

+ Add to report

Turnshaw Mews, Barnsley

NO LONGER ADVERTISED

Marketed from 24 Jan 2025 to 4 Sep 2025 (222 days) by William H. Brown, Barnsley

£280,000



## 5 bedroom semi-detached house for sale

+ Add to report

Mount Vernon Road, Barnsley, S70

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 3 Nov 2023 to 25 Feb 2025 (480 days) by Purplebricks, covering Sheffield

£250,000

# Rent Comparables Report



LET PROPERTY

This property is situated in a high demand rental area with rents achieving as much as £2,650 based on the analysis carried out by our letting team at **Let Property Management**.



## 5 bedroom house

+ Add to report

Cope Street, Barnsley

NO LONGER ADVERTISED

Marketed from 29 Apr 2024 to 18 Nov 2024 (203 days) by Beecroft Estates, Barnsley

£2,650 pcm



## 5 bedroom barn conversion

+ Add to report

Barnsley Road, Silkstone, S75 4NG

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Aug 2024 to 1 Oct 2024 (54 days) by Lancasters Property Services, Barnsley

£2,500 pcm

# 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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