

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Greenleigh Court,  
Dawsons LS28

227069930

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## Property Description

Our latest listing is in Greenleigh Court, Dawsons LS28

This property has a potential to rent for **£844** which would provide the investor a Gross Yield of **8.8%** 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...**



Greenleigh Court,  
Dawsons LS28

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## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Well maintained**

**Strategically located within  
established commercial area**

**Factor Fees: £59.50 PM**

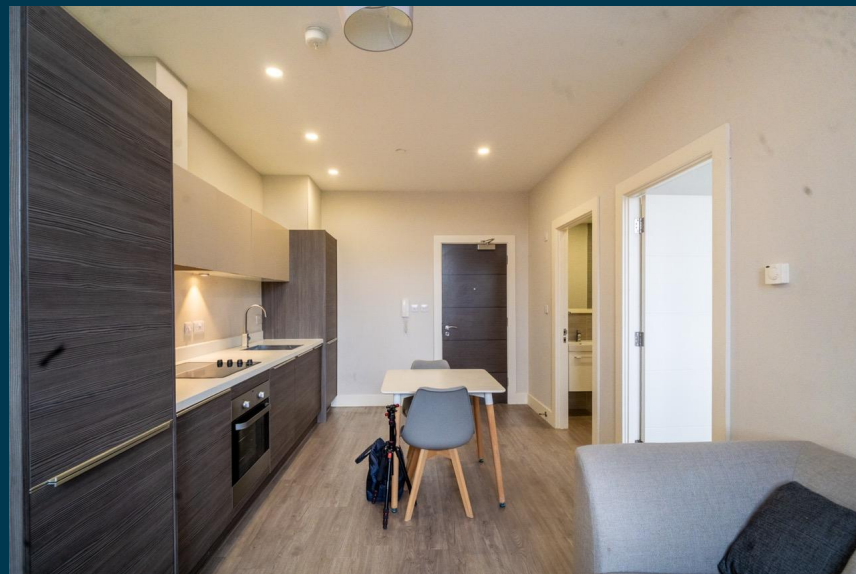
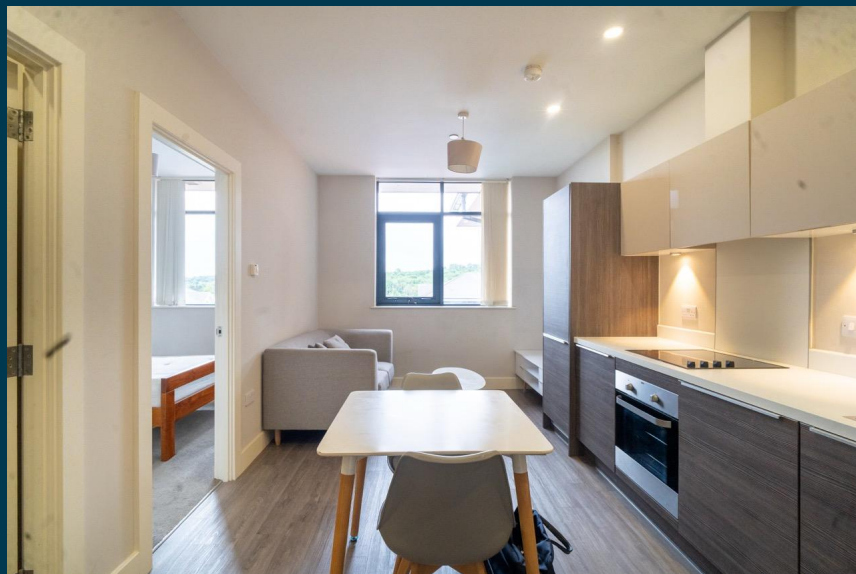
**Ground Rent: £22.91 PM**

**Lease Length: 241 Years**

**Current Rent: VACANT**

**Market Rent: £844.00 PM**

# Open-plan Living Area



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit	<b>£28,750.00</b>
SDLT Charge	<b>£5,750</b>
Legal Fees	<b>£1,000.00</b>
Total Investment	<b>£35,500.00</b>

# Projected Investment Return



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



<b>Returns Based on Rental Income</b>	<b>£844</b>
Mortgage Payments on £86,250.00 @ 5%	<b>£359.38</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£59.50</b>
Ground Rent	<b>£22.91</b>
Letting Fees	<b>£84.40</b>
<b>Total Monthly Costs</b>	<b>£541.19</b>
<b>Monthly Net Income</b>	<b>£302.82</b>
<b>Annual Net Income</b>	<b>£3,633.78</b>
<b>Net Return</b>	<b>10.24%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,945.78**  
Adjusted To

Net Return                      **5.48%**

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

Annual Net Income      **£2,183.70**  
Adjusted To

Net Return                      **6.15%**

# 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 £130,000.



£130,000

## 1 bedroom terraced house for sale

+ Add to r

Wood Nook Terrace, Stanningley, Pudsey, West Yorkshire

NO LONGER ADVERTISED **SOLD STC**

Marketed from 31 Mar 2025 to 5 Sep 2025 (157 days) by Manning Stainton, Pudsey



£95,000

## 1 bedroom apartment for sale

+ Add to

Greenleigh Court, Pudsey, LS28

NO LONGER ADVERTISED

Marketed from 30 May 2025 to 1 Dec 2025 (184 days) by House Sales Direct, Cheadle

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

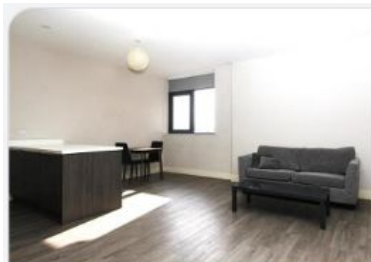
**1 bedroom flat**

Owlcotes Lane, Pudsey, LS28

NO LONGER ADVERTISED

Marketed from 12 Nov 2025 to 6 Dec 2025 (23 days) by OpenRent, London

+ Add to repo



£875 pcm

**1 bedroom flat**

Dawsons Square, Pudsey

CURRENTLY ADVERTISED






Marketed from 3 Jun 2026 by Parklane, Leeds

+ Add to

# 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: **No**
-  Standard Tenancy Agreement In Place: **No**
-  Fully compliant tenancy: **No**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **No**
-  Payment history: **No**

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.



**LETPROPERTY**