# TENANTED PROPERTY AUCTION PACK

Tenanted Property Auctions

## INVESTMENT INFORMATION

Woodbridge Vale, Leeds,
LS6



**227837241**

Tenanted Property Auctions



# PROPERTY DESCRIPTION

Our latest listing is in Woodbridge Vale, Leeds, LS6

Rent currently agreed with tenant of **£900** per calendar month which calculates to a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£1,562** which would provide the investor a Gross Yield of **12.2%** if the rent was increased to full market rate.

**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.**

**Please read full legal pack for detailed property information.**

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



Woodbridge Vale, Leeds, LS6

227837241

# Property Key Features

- 3 Bedrooms
- 2 Bathrooms
- Spacious Rooms
- Easy Access to Local Amenities

- Factor Fees: In Legal Pack
- Ground Rent: In Legal Pack
- Lease Length: In Legal Pack
- Current Rent: £900
- Market Rent: £1,562

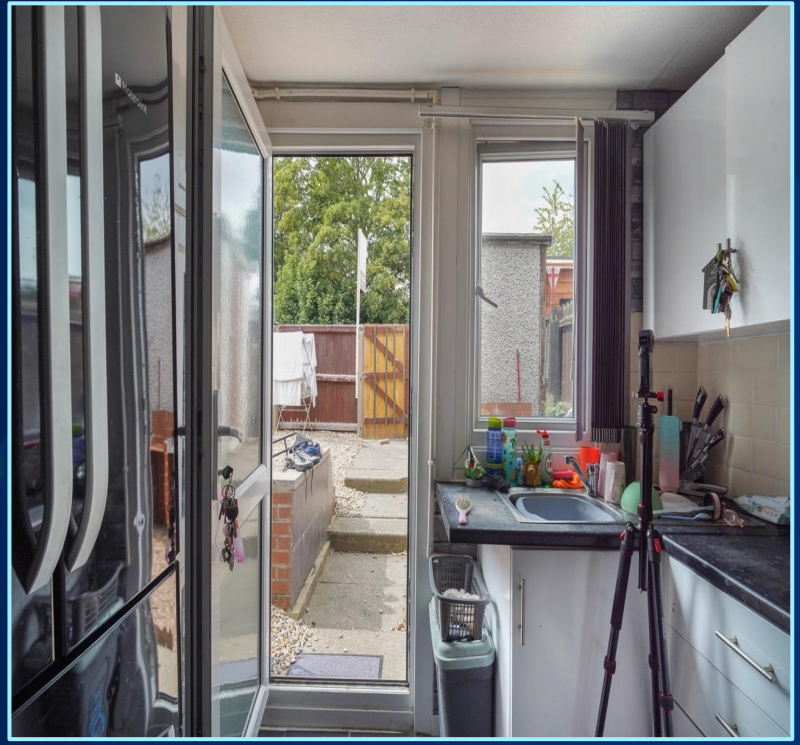
# Lounge





# Kitchen





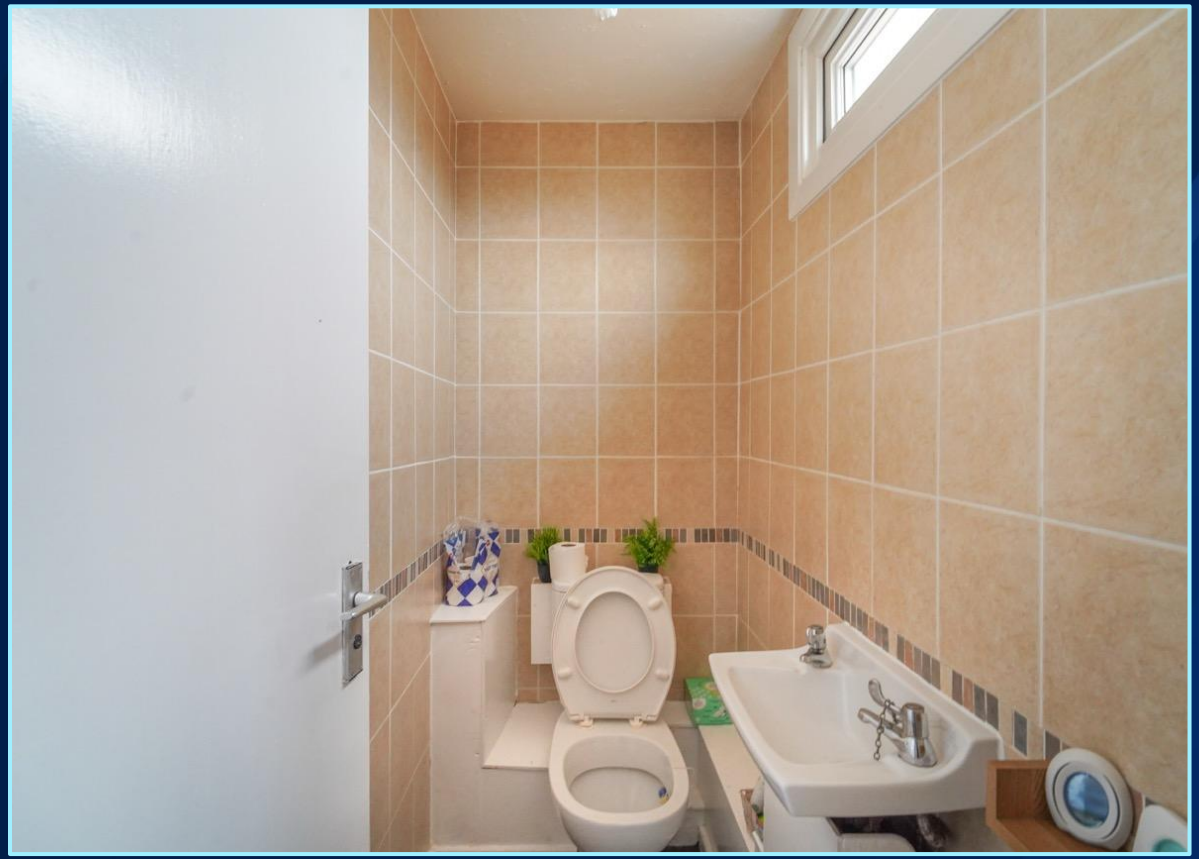
# Bedrooms








# Bathroom

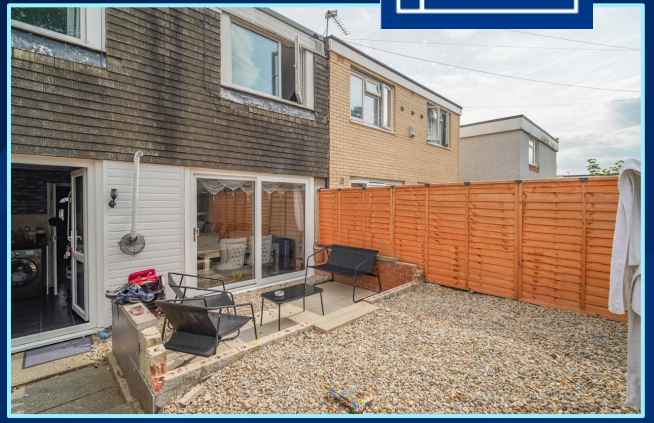






# Exterior







# Purchase Outlay

**ASSUMED PURCHASE PRICE**

**£154,000**

| | |
|---|---|
| 10% Deposit (£5,000 Minimum) | **£15,400** |
| Buyers Premium | **£6,000** |
| Paid On Accepted Bid | **£21,400** |
| Purchase Balance | **£138,600** |
| SDLT Charge | **£8,280** |
| Est. Legal Fees | **~£1,000** |
| Balance Paid On Settlement | **£147,880** |

Your total all in costs would be ~£147,880 after taxes and fees based on a purchase price of £154,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

# 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 £250,000.



**3 bedroom terraced house for sale**

+ Add to report

Norman Mount, Leeds, West Yorkshire, LS5

NO LONGER ADVERTISED | SOLD STC

Marketed from 11 Jun 2026 to 12 Oct 2026 (123 days) by Hardisty, Horsforth

£250,000



**3 bedroom terraced house for sale**

+ Add to report

Norman Mount, Leeds

CURRENTLY ADVERTISED | SOLD STC

Marketed from 22 Jun 2026 by William H. Brown, Headingley

£240,000

# Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,700 based on the analysis carried out by our lettings team.



**3 bedroom house**

+ Add to report

Casa, Abbey Court, Kirkstall, Leeds, LS5

NO LONGER ADVERTISED

Marketed from 24 Aug 2026 to 18 Sep 2026 (25 days) by Casa by Moda, Abbey Court

**£1,700 pcm**



**3 bedroom house**

+ Add to report

Ash Road, Leeds

CURRENTLY ADVERTISED

Marketed from 27 Oct 2026 by Rooftop Living, Leeds

**£1,625 pcm**



Woodbridge Vale, Leeds, LS6

**PROPERTY ID: 227837241**

# Interested in this **property investment?**

## Call us on **0161 394 2637**

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.