TENANTED PROPERTY AUCTION PACK

Tenanted Property Auctions

INVESTMENT INFORMATION

Clark Avenue, Cross Green, Leeds LS9 8QD & Clark Mount, Leeds, LS9 8QB



230550304

Tenanted Property Auctions



PROPERTY DESCRIPTION

Our latest listing is in Clark Avenue, Cross Green, Leeds LS9 8QD & Clark Mount, Leeds, LS9 8QB

Rent currently agreed with tenant of **£1,475** per calendar month which calculates to a **10.4%** 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.

Please read full legal pack for detailed property information.

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



Clark Avenue, Cross Green, Leeds LS9 8QD & Clark Mount, Leeds, LS9 8QB

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Property Key Features

- Portfolio of Flats
- 2 Bathroom
- Spacious Lounge
- Easy Access to Local Amenities
- Factor Fees: In Legal Pack
- Ground Rent: In Legal Pack
- Lease Length: In Legal Pack
- Current Rent: £1,475

Lounge







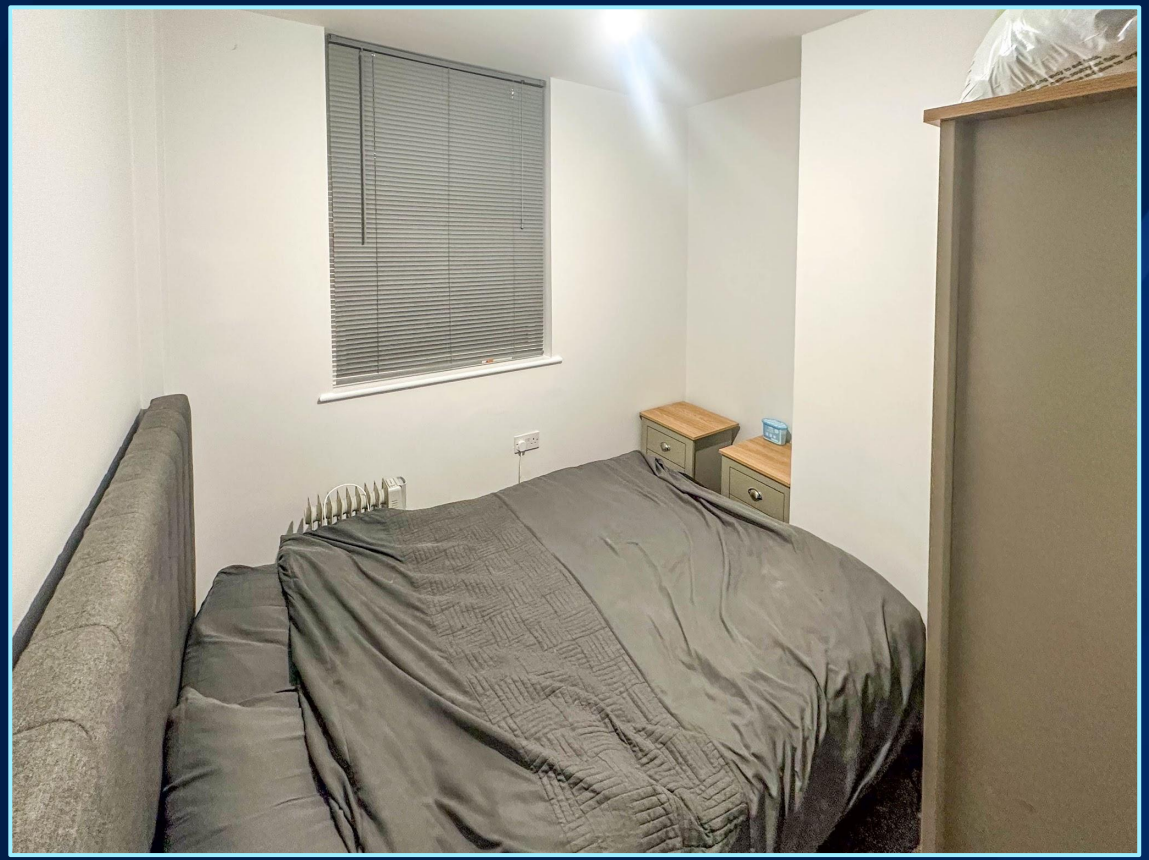
Kitchen







Bedrooms







Bathroom







Exterior





Purchase Outlay

ASSUMED PURCHASE PRICE

£170,000

10% Deposit (£5,000 Minimum)	**£17,000**
Buyers Premium	**£6,000**
Paid On Accepted Bid	**£23,000**
Purchase Balance	**£153,000**
SDLT Charge	**£9,400**
Est. Legal Fees	**~£1,000**
Balance Paid On Settlement	**£163,400**

Your total all in costs would be ~£163,400 after taxes and fees based on a purchase price of £170,000. 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 £200,000.



2 bedroom semi-detached house for sale

+ Add to report

Vinery Avenue, Leeds

NO LONGER ADVERTISED SOLD STC

Marketed from 18 Dec 2025 to 15 May 2026 (148 days) by haart, Leeds

£200,000



2 bedroom end of terrace house for sale

+ Add to report

The Spinney, Leeds

CURRENTLY ADVERTISED SOLD STC

Marketed from 23 Sep 2026 by Martin & Co, Leeds City

£185,000

Rent Comparables Report

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



2 bedroom town house

+ Add to report

Wild Garden, Climate Innovation District

NO LONGER ADVERTISED

Marketed from 30 Jul 2025 to 7 Aug 2025 (8 days) by Vision Properties, Leeds

£1,700 pcm



2 bedroom town house

+ Add to report

Solar Avenue, Climate Innovation District

NO LONGER ADVERTISED

Marketed from 28 May 2025 to 1 Jul 2025 (34 days) by Vision Properties, Leeds

£1,650 pcm



Clark Avenue, Cross Green, Leeds LS9 8QD
& Clark Mount, Leeds, LS9 8QB

PROPERTY ID: 230550304

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.