

LET PROPERTY PACK

INVESTMENT INFORMATION

Gelderd Road, Leeds, LS27

228715600

 www.letproperty.co.uk





Property Description

Our latest listing is in Gelderd Road, Leeds, LS27

Get instant cash flow of **£850** per calendar month with a **8.4%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **8.9%** if the rent was increased to 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.

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



Gelderd Road, Leeds,
LS27

228715600



Property Key Features

1 bedroom

1 bathroom

Spacious Room

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: 975 years

Current Rent: £850

Market Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £120,750.00 and borrowing of £90,562.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 120,750.00

25% Deposit **£30,187.50**

SDLT Charge **£6,038**

Legal Fees **£1,000.00**

Total Investment £37,225.00

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 £850 per calendar month but the potential market rent is

£ 900

Returns Based on Rental Income	£850	£900
Mortgage Payments on £90,562.50 @ 5%	£377.34	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£85.00	£90.00
Total Monthly Costs	£477.34	£482.34
Monthly Net Income	£372.66	£417.66
Annual Net Income	£4,471.88	£5,011.88
Net Return	12.01%	13.46%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,211.88**
Adjusted To

Net Return **8.63%**

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

Annual Net Income **£3,200.63**
Adjusted To

Net Return **8.60%**

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 £140,000.



£140,000

1 bedroom apartment for sale

[+ Add to report](#)

Bank House, Queen Street, Morley, Leeds

CURRENTLY ADVERTISED

Marketed from 13 Apr 2026 by DPSH, Morley



£130,000

1 bedroom apartment for sale

[+ Add to report](#)

Shire Road, Leeds, LS27

NO LONGER ADVERTISED

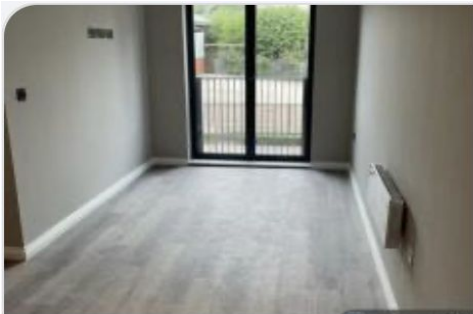
SOLD STC

Marketed from 9 Jan 2025 to 25 Sep 2025 (258 days) by Belvoir, Morley

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

1 bedroom flat

Springwell Gardens, Leeds, LS12

NO LONGER ADVERTISED

Marketed from 24 Feb 2024 to 1 Mar 2024 (5 days) by OpenRent, London

+ Add to report



£950 pcm

1 bedroom apartment

Forster Lofts, Lower Wortley, LS12

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Jan 2024 to 21 Feb 2024 (47 days) by Smart Residential, Leeds

+ 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.



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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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