

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Mayfield Grove, Harrogate,  
HG1

225964262

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





## Property Description

Our latest listing is in Mayfield Grove, Harrogate, HG1

Get instant cash flow of **£6,025** per calendar month with a **8.4%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Mayfield Grove,  
Harrogate, HG1

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## Property Key Features

**9 Bedroom HMO**

**Ensuites**

**Spacious Living Spaces**

**Easy Access to Local Amenities**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £6,025**

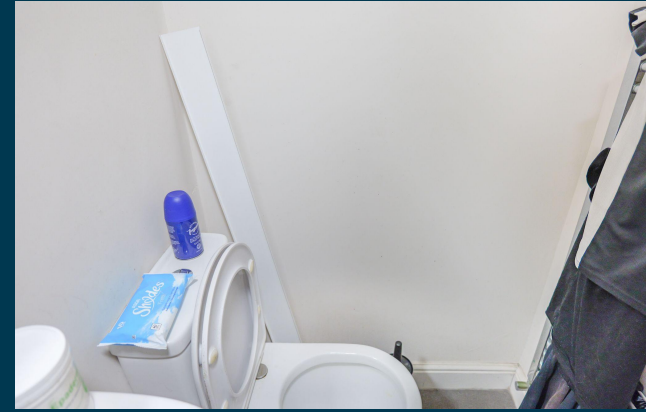
# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £857,000.00 and borrowing of £642,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 857,000.00

25% Deposit	£214,250.00
SDLT Charge	£75,700
Legal Fees	£1,000.00
Total Investment	£290,950.00

# Projected Investment Return



The monthly rent of this property is currently set at £6,025 per calendar month.



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



<b>Returns Based on Rental Income</b>	<b>£6,025</b>
Mortgage Payments on £642,750.00 @ 5%	<b>£2,678.13</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£0.00</b>
Ground Rent	<b>Freehold</b>
Letting Fees	<b>£602.50</b>
<b>Total Monthly Costs</b>	<b>£3,295.63</b>
<b>Monthly Net Income</b>	<b>£2,729.38</b>
<b>Annual Net Income</b>	<b>£32,752.50</b>
<b>Net Return</b>	<b>11.26%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£20,702.50**  
Adjusted To

Net Return                      **7.12%**

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

Annual Net Income      **£19,897.50**  
Adjusted To

Net Return                      **6.84%**

# 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 £750,000.



**£750,000**

## 5 bedroom end of terrace house for sale

[+ Add to report](#)

Dragon Parade, Harrogate

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 May 2024 to 4 Mar 2025 (290 days) by North Residential, Harrogate



**£735,000**

## 5 bedroom semi-detached house for sale

[+ Add to report](#)

Franklin Road, Harrogate, HG1

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 May 2025 to 5 May 2026 (348 days) by North Residential, Harrogate

# 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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