

LET PROPERTY PACK

INVESTMENT INFORMATION

Gotts Road, Leeds, LS12
TDH

222263476

 www.letproperty.co.uk





Property Description

Our latest listing is in Gotts Road, Leeds, LS12 1DH

Get instant cash flow of **£775** per calendar month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **10.0%** 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...



Gotts Road, Leeds, LS12
1DH

222263476



Property Key Features

1 Bedroom

1 Bathroom

Open-Plan Living and Dining Area

Well Equipped Kitchen

Factor Fees: £107

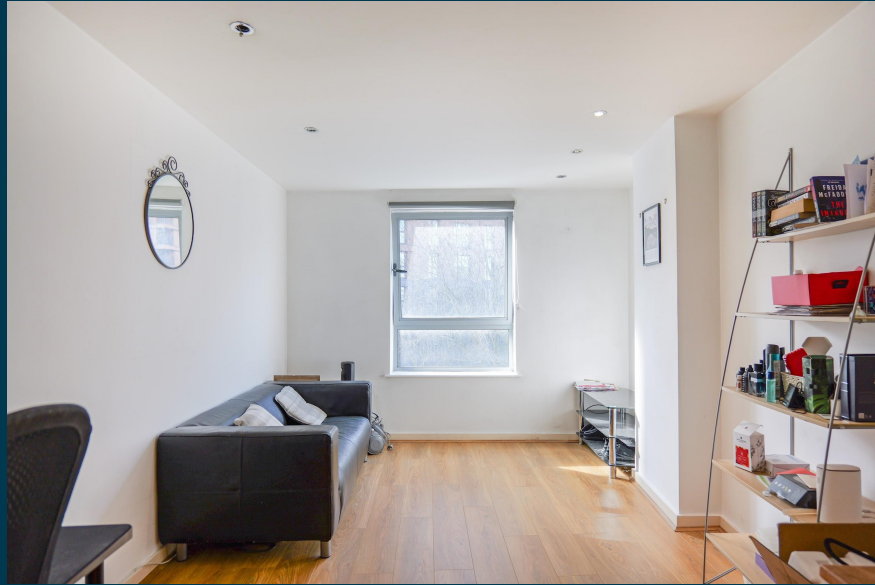
Ground Rent: £16.66

Lease Length: 976 years

Current Rent: £775

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Exterior





Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 120,000

SDLT Charge **£6,000**

Legal Fees **£1,000**

Total Investment £127,000

Projected Investment Return



The monthly rent of this property is currently set at £775 per calendar month but the potential market rent is

£ 1,000



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



Returns Based on Rental Income	£775	£1,000
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£107.00	
Ground Rent	£16.66	
Letting Fees	£77.50	£100.00
Total Monthly Costs	£216.16	£238.66
Monthly Net Income	£558.84	£761.34
Annual Net Income	£6,706.08	£9,136.08
Net Return	5.28%	7.19%

Return **Stress Test** Analysis Report



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

Annual Net Income **£7,136**
Adjusted To

Net Return **5.62%**



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 £120,000.



£120,000

1 bedroom flat for sale

+ Add to report

Gotts Road, Leeds, West Yorkshire, LS12

NO LONGER ADVERTISED

Marketed from 5 Apr 2024 to 6 Mar 2025 (334 days) by Bridgfords, Leeds



£115,000

1 bedroom apartment for sale

+ Add to report

Flat 14 Catalina, Gotts Road, Leeds

CURRENTLY ADVERTISED

Marketed from 26 Dec 2025 by EweMove, Covering Yorkshire

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

1 bedroom flat

Gotts Road, Leeds, LS12

NO LONGER ADVERTISED

Marketed from 30 Sep 2025 to 7 Oct 2025 (7 days) by OpenRent, London

+ Add to report



£925 pcm

1 bedroom flat

Catalina, City Island, Leeds

NO LONGER ADVERTISED

Marketed from 4 Apr 2025 to 23 May 2025 (48 days) by Zenko City Living, 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.



www.letproperty.co.uk

Gotts Road, Leeds, LS12 1DH

PROPERTY ID: 12345678

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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