LET PROPERTY PACK

INVESTMENT INFORMATION

Leylands Road, Leeds, LS2

229537022

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LETPROPERTY



Property Description

Our latest listing is in Leylands Road, Leeds, LS2

Get instant cash flow of **£625** per calendar month with a **21.4%** Gross Yield for investors.

This property has a potential to rent for **£809** which would provide the investor a Gross Yield of **27.7%** 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...



Leylands Road, Leeds, LS2

229537022

Property Key Features

1 bedroom

1 bathroom

Spacious Room

Easy access to local amenities

Factor Fees: £128.00 PM

Ground Rent: £36.46 PM

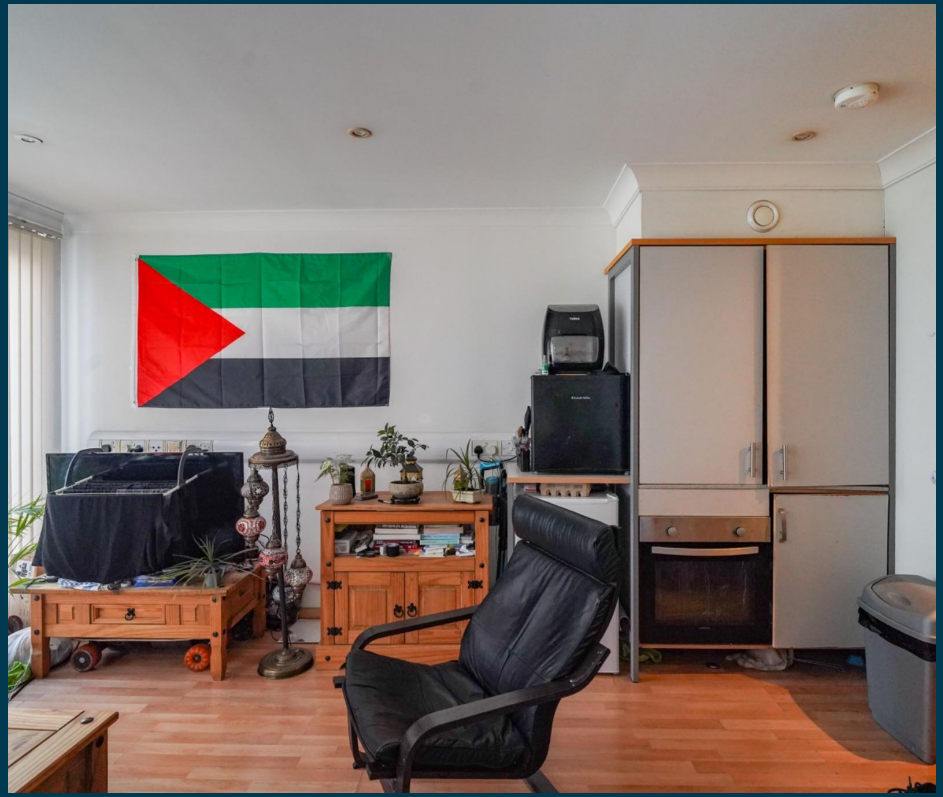
Lease Length: 110 years

Current Rent: £625

Market Rent: £809

Lounge





Kitchen



Bedrooms

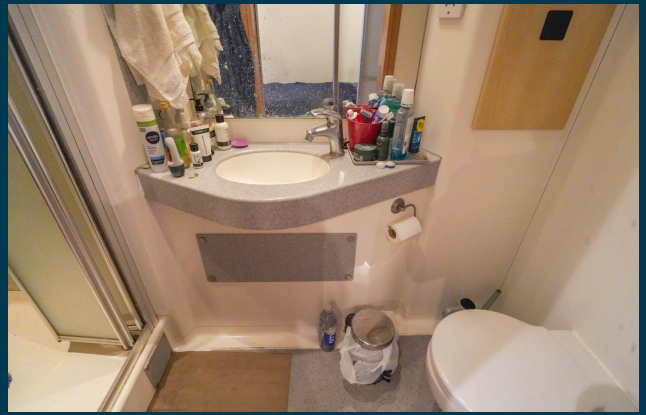






Bathroom







Exterior







Initial Outlay



ASSUMED PURCHASE PRICE

£ 35,000

SDLT Charge	**£0**
Legal Fees	**£1,000**
Total Investment	**£36,000**

Outlay figures based on assumed cash purchase of 35,000.

Projected Investment Return



The monthly rent of this property is currently set at £625 per calendar month but the potential market rent is £809

Returns Based on Rental Income	£625	£809
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£128.00	
Ground Rent	£36.46	
Letting Fees	£62.50	£80.90
Total Monthly Costs	£241.96	£260.36
Monthly Net Income	£383.04	£548.64
Annual Net Income	£4,596.48	£6,583.68
Net Return	12.77%	18.29%

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

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To	**£4,966**
Net Return	**13.79%**

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 £50,000.



£50,000

1 bedroom flat for sale

+ Add to report

16 Ahlux House, Millwright Street, Leeds, West Yorkshire LS2 7QP

CURRENTLY ADVERTISED SOLD STC

Marketed from 16 Sep 2026 by Auction House, Fulwood



£40,000

1 bedroom apartment for sale

+ Add to report

Lovell Park Hill, Leeds

CURRENTLY ADVERTISED SOLD STC

Marketed from 16 Jul 2026 by William H. Brown, Headingley

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property Management**.



£1,050 pcm

1 bedroom flat

+ Add to report

New York Road, Leeds, West Yorkshire, UK, LS2

NO LONGER ADVERTISED LET AGREED

Marketed from 16 Aug 2023 to 10 Sep 2023 (24 days) by Linley & Simpson, Leeds



£1,030 pcm

1 bedroom apartment

+ Add to report

Spinners Yard, Skinner Ln, LS7

NO LONGER ADVERTISED

Marketed from 10 Apr 2026 to 13 Apr 2026 (2 days) by CBRE Residential, New Developments

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

Leylands Road, Leeds, LS2

PROPERTY ID: 229537022

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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