

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Cross Flatts Row, Leeds,  
LS11

226730715

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





## Property Description

Our latest listing is in Cross Flatts Row, Leeds, LS11

Get instant cash flow of **£900** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£1,181** 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...**



Cross Flatts Row, Leeds,  
LS11

226730715



## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Easy Access to Local Amenities**

**Factor Fees: £0.00**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £900**

**Market Rent: £1,181**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Outlay figures based on assumed cash purchase of £160,000.

## ASSUMED PURCHASE PRICE

**£ 160,000**

SDLT Charge	<b>£8,700</b>
Legal Fees	<b>£1,000</b>
<b>Total Investment</b>	<b>£169,700</b>

# 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 £900 per calendar month but the potential market rent is

£ 1,181

Returns Based on Rental Income	£900	£1,181
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£90.00	£118.10
<b>Total Monthly Costs</b>	<b>£105.00</b>	<b>£133.10</b>
<b>Monthly Net Income</b>	<b>£795.00</b>	<b>£1,047.90</b>
<b>Annual Net Income</b>	<b>£9,540.00</b>	<b>£12,574.80</b>
<b>Net Return</b>	<b>5.62%</b>	<b>7.41%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£10,213**  
Adjusted To

Net Return                      **6.02%**

# 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 £165,000.



£165,000

## 3 bedroom terraced house for sale

+ Add to

Cross Flatts Row, Leeds, West Yorkshire, LS11

CURRENTLY ADVERTISED

SOLD STC

Marketed from 20 Apr 2026 by Whitegates, South Leeds



£155,000

## 3 bedroom terraced house for sale

+ Add to rep

Cross Flatts Row, Leeds

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Sep 2020 to 11 Mar 2021 (181 days) by Manning Stainton, Beeston

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,195 based on the analysis carried out by our letting team at **Let Property Management**.



**£1,195 pcm**

## 3 bedroom semi-detached house

Grovehall Avenue, Leeds, LS11

**CURRENTLY ADVERTISED**

Marketed from 16 Jun 2026 by Leeds Property Hub, Leeds

+ Add to report



**£1,150 pcm**

## 3 bedroom terraced house

Firth Mount, Leeds, West Yorkshire, LS11

**NO LONGER ADVERTISED**

**LET AGREED**

Marketed from 3 Jun 2025 to 30 Jun 2025 (26 days) by Leeds Property Hub, 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**



Current term of tenancy: **10 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

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

Cross Flatts Row, Leeds, LS11

PROPERTY ID: 226730715

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.



**LETPROPERTY**