

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

East Street, Leeds, LS9

219543201





PROPERTY DESCRIPTION

Our latest listing is in East Street, Leeds, LS9

Rent currently agreed with tenant of **£875** per calendar month which calculates to a **8.5%** Gross Yield for investors.

This property has a potential to rent for **£1,037** which would provide the investor a Gross Yield of **10.0%** if the rent was increased to full 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.

Please read full legal pack for detailed property information.

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



East Street, Leeds, LS9

219543201

Property Key Features

1 bedroom

1 bathroom

Spacious Room

Modern Kitchen

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £875

Market Rent: £1,037

Lounge



Kitchen



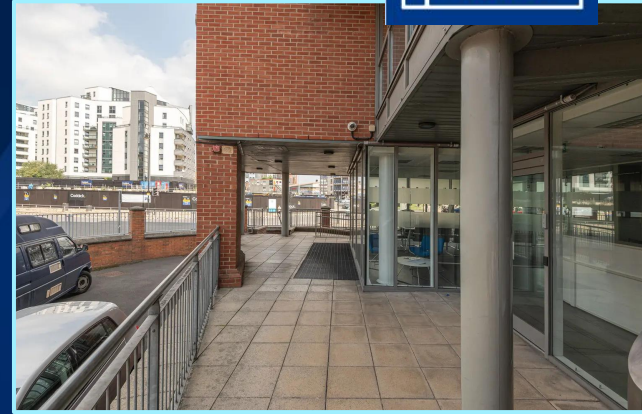
Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£124,200

10% Deposit (£5,000 Minimum) **£12,420**

Buyers Premium **£6,000**

Paid On Accepted Bid **£18,420**

Purchase Balance **£111,780**

SDLT Charge **£6,210**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£118,990**

Your total all in costs would be ~£118,990 after taxes and fees based on a purchase price of £124,200. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

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 £130,000.



1 bedroom flat for sale

Neptune Street, Leeds

CURRENTLY ADVERTISED

Marketed from 2 Apr 2026 by Hunters, Harrogate

£130,000

+ Add to report



1 bedroom flat for sale

The Avenue, Leeds, West Yorkshire, LS9

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Aug 2024 to 26 Sep 2024 (55 days) by Bridgfords, Leeds

£125,000

+ Add to report

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 lettings team.



£1,050 pcm

1 bedroom flat

[+ Add to report](#)

The Calls, Leeds, West Yorkshire, LS2

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Jan 2025 to 7 Mar 2025 (62 days) by Linley & Simpson, Leeds



£1,040 pcm

1 bedroom flat

[+ Add to report](#)

Altitude at Phoenix, Saxton Lane, Leeds, West Yorkshire, LS9

NO LONGER ADVERTISED

Marketed from 27 Mar 2025 to 1 Apr 2025 (5 days) by Allsop, Altitude at Phoenix



East Street, Leeds, LS9

PROPERTY ID: 219543201

Interested in this
property investment?

Call us on
0161 394 2637

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.