

LET PROPERTY PACK

INVESTMENT INFORMATION

Paisley View, Leeds, LS12

225102806

 www.letproperty.co.uk





Property Description

Our latest listing is in Paisley View, Leeds, LS12

Get instant cash flow of **£625** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£1,120** which would provide the investor a Gross Yield of **11.2%** if the rent was increased to market rate.

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...



Paisley View, Leeds, LS12

225102806



Property Key Features

3 bedroom

1 bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £1 pm

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £625

Market Rent: £1,120

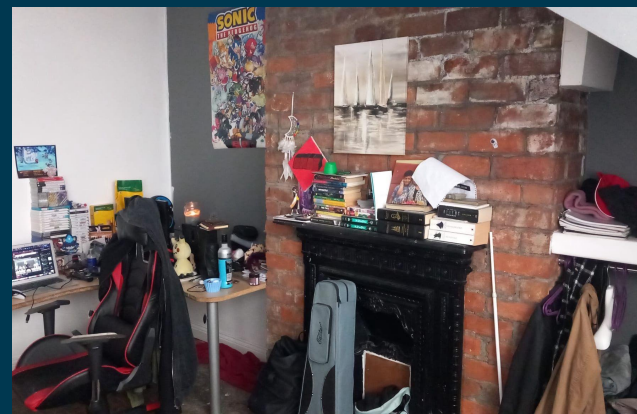
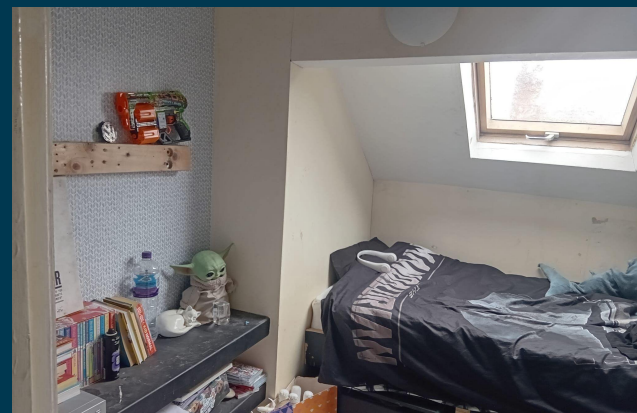
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £120,000.

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 £625 per calendar month but the potential market rent is

£ 1,120

Returns Based on Rental Income	£625	£1,120
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£1.00	
Ground Rent	Freehold	
Letting Fees	£62.50	£112.00
Total Monthly Costs	£78.50	£128.00
Monthly Net Income	£546.50	£992.00
Annual Net Income	£6,558.00	£11,904.00
Net Return	5.16%	9.37%

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 **£9,664**
Adjusted To

Net Return **7.61%**



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 £150,000.



£150,000

3 bedroom terraced house for sale

+ Add

Thornton Avenue, Armley, Leeds

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Mar 2023 to 23 Jun 2023 (109 days) by Kath Wells Estate Agents, Wortley



£134,995

3 bedroom terraced house for sale

+ Add to re

Moorfield Grove, Leeds

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Jun 2025 to 18 Nov 2025 (168 days) by Manning Stainton, Wortley

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

3 bedroom house

Halliday Place, LEEDS

NO LONGER ADVERTISED

Marketed from 4 Sep 2024 to 10 Sep 2024 (5 days) by William H. Brown Lettings, Pudsey

+ Add to report



£1,100 pcm

3 bedroom house

Highthorne Street, Armley, Leeds, West Yorkshire, LS12

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Sep 2025 to 14 Nov 2025 (50 days) by Linley & Simpson, Pudsey

+ 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: **7 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.



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Paisley View, Leeds, LS12

PROPERTY ID: 225102806

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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