TENANTED PROPERTY AUCTION PACK

Tenanted Property Auctions

INVESTMENT INFORMATION

Phoenix, Saxton Lane,
Leeds, LS9 8GH



230657701

Tenanted Property Auctions



PROPERTY DESCRIPTION

Our latest listing is in Phoenix, Saxton Lane, Leeds, LS9 8GH

Rent currently agreed with tenant of **£925** per calendar month which calculates to a **8.8%** Gross Yield for investors.

This property has a potential to rent for **£1,019** which would provide the investor a Gross Yield of **9.7%** 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...

Tenanted Property Auctions



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Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £925

Market Rent: £1,019

Lounge





Kitchen





Bedrooms





Bathroom



Exterior





Purchase Outlay

ASSUMED PURCHASE PRICE

£126,000

10% Deposit (£5,000 Minimum)	**£12,600**
Buyers Premium	**£6,000**
Paid On Accepted Bid	**£18,600**
Purchase Balance	**£113,400**
SDLT Charge	**£6,320**
Est. Legal Fees	**~£1,000**
Balance Paid On Settlement	**£120,720**

Your total all in costs would be ~£120,720 after taxes and fees based on a purchase price of £126,000. 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 £150,000.



1 bedroom apartment for sale

+ Add to report

Saxton, The Avenue

CURRENTLY ADVERTISED

Marketed from 12 Jun 2026 by Martin & Co, Leeds City

£140,000



1 bedroom apartment for sale

+ Add to report

Gateway South,, Marsh Lane,, Leeds, LS9

NO LONGER ADVERTISED

Marketed from 3 Mar 2026 to 3 Mar 2026 by The Estate Agency Leeds, Leeds

£140,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our lettings team.



1 bedroom apartment

+ Add to report

Phoenix, Saxton Lane, Leeds, LS9

NO LONGER ADVERTISED

Marketed from 23 May 2025 to 23 May 2025 by North Property Group, Leeds

£1,100 pcm



1 bedroom apartment

+ Add to report

Saxton Lane, Leeds

CURRENTLY ADVERTISED

Marketed from 14 Oct 2026 by haart, Leeds

£1,099 pcm

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PROPERTY ID: 230657701

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.