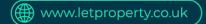


# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Abdy Road, Rotherham, S61

222672230











### **Property Description**

Our latest listing is in Abdy Road, Rotherham, S61

This property has a potential to rent for £852 which would provide the investor a Gross Yield of 7.7% if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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









3 Bedrooms

1 Bathroom

**Spacious Rooms** 

Well-Equipped Kitchen

**Factor Fees: TBC** 

**Ground Rent: Freehold** 

Lease Length: Freehold

Market Rent: £852

Abdy Road, Rotherham, S61

222672230

# Lounge





# Kitchen









# **Bedrooms**





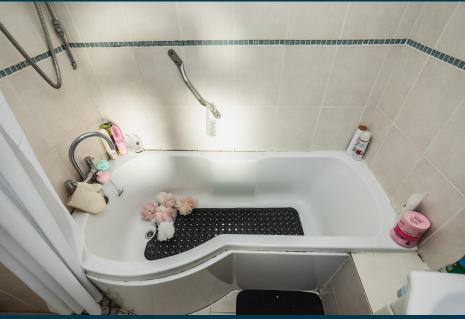




# **Bathroom**







# **Exterior**









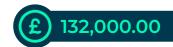
## **Initial Outlay**





Figures based on assumed purchase price of £132,000.00 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£33,000.00** 

SDLT Charge £6,740

Legal Fees £1,000.00

Total Investment £40,740.00

## **Projected Investment Return**





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



Returns Based on Rental Income	£852
Mortgage Payments on £99,000.00 @ 5%	£412.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	Freehold
Letting Fees	£85.20
Total Monthly Costs	£512.70
Monthly Net Income	£339.30
Annual Net Income	£4,071.60
Net Return	9.99%

## Return Stress Test Analysis Report





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

Annual Net Income

£2,367.60

Adjusted To

Net Return

**5.81%** 

If Interest Rates increased by 2% (from 5% to %)

Annual Net Income

£2,091.60

Adjusted To

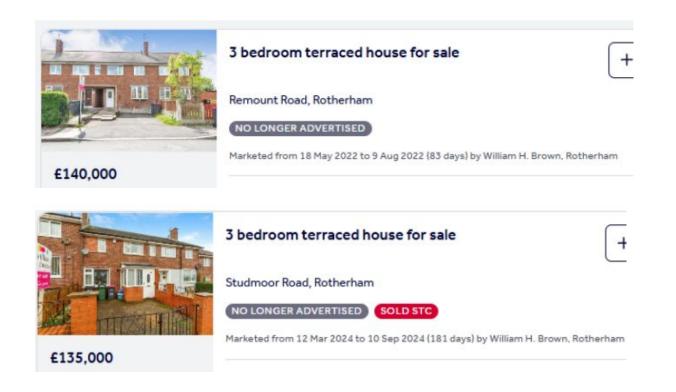
Net Return

**5.13**%

## 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 £140,000.



## Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

#### 3 bedroom terraced house

Wellfield Road, Rotherham, South Yorkshire, S61

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Jul 2025 to 28 Aug 2025 (44 days) by Reeds Rains, Rotherham



£850 pcm

#### 3 bedroom end of terrace house

Robinets Road, Wingfield, S61 4AN

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Jul 2025 to 26 Sep 2025 (71 days) by Bricknells Rentals, Wickersley





# Interested in this property investment?

Call us on **0141 478 0985** 



Abdy Road, Rotherham, S61



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.