

LET PROPERTY PACK

INVESTMENT INFORMATION

Abdy Road, Rotherham,
S61

222672230

 www.letproperty.co.uk





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...



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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Well-Equipped Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £852

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 132,000.00

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	TBC
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.

 £140,000	<div>3 bedroom terraced house for sale</div> <div>Remount Road, Rotherham</div> <div>NO LONGER ADVERTISED</div> <div>Marketed from 18 May 2022 to 9 Aug 2022 (83 days) by William H. Brown, Rotherham</div>	<div>+</div>
 £135,000	<div>3 bedroom terraced house for sale</div> <div>Studmoor Road, Rotherham</div> <div>NO LONGER ADVERTISED SOLD STC</div> <div>Marketed from 12 Mar 2024 to 10 Sep 2024 (181 days) by William H. Brown, Rotherham</div>	<div>+</div>

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

Robinetts Road, Wingfield, S61 4AN

NO LONGER ADVERTISED

LET AGREED

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



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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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