LET PROPERTY PACK

INVESTMENT INFORMATION

Oban Terrace, Leeds, LS12

229901732

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Property Description

Our latest listing is in Oban Terrace, Leeds, LS12

Get instant cash flow of **£750.00** per calendar month with a **9.0%** Gross Yield for investors.

This property has a potential to rent for **£1,000.00** which would provide the investor a Gross Yield of **12.0%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



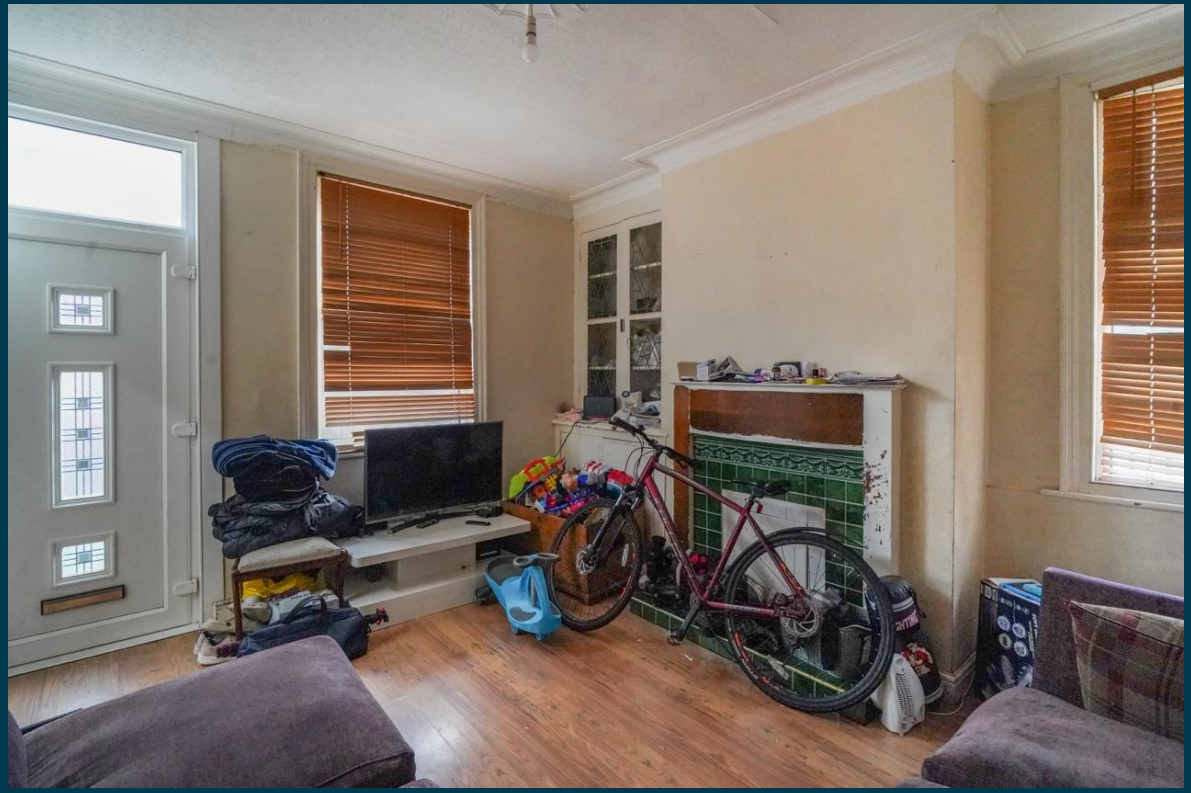
Oban Terrace, Leeds, LS12

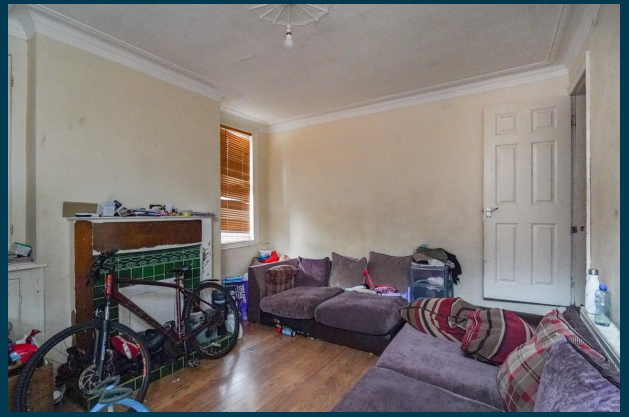
229901732

Property Key Features

- 2 Bedrooms
- 1 Bathroom
- Well maintained
- Ideally situated for local amenities
- Factor Fees: £0.00 PM
- Ground Rent: FREEHOLD
- Lease Length: FREEHOLD
- Current Rent: £750.00 PM
- Market Rent: £1,000.00 PM

Lounge

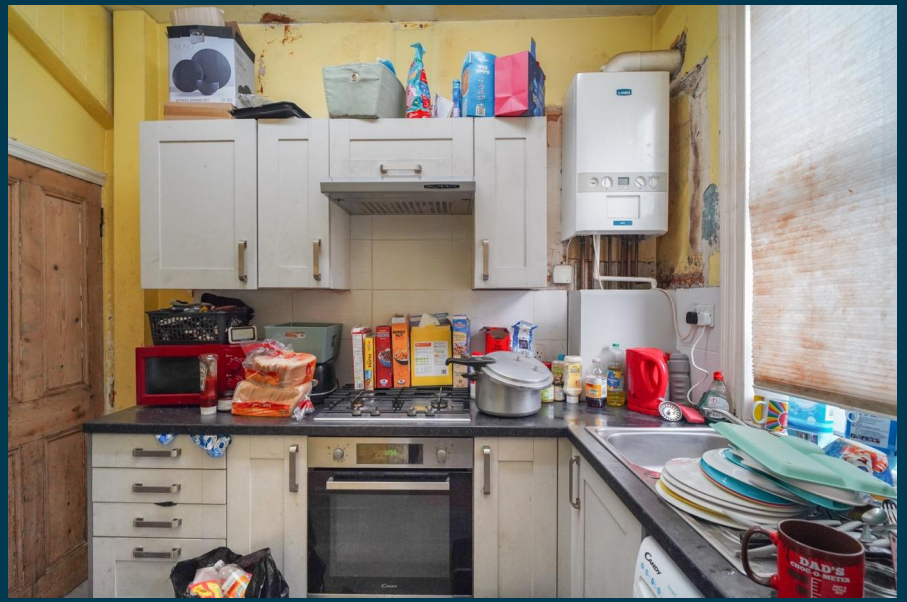




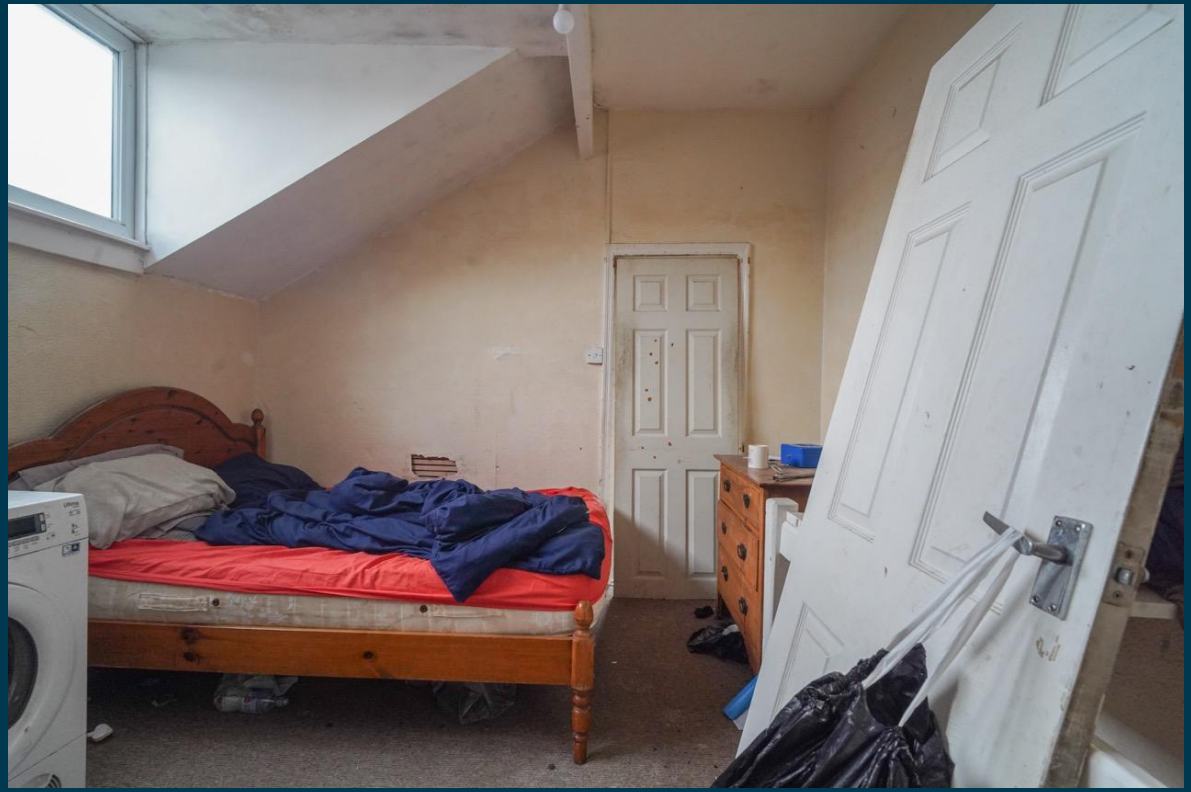


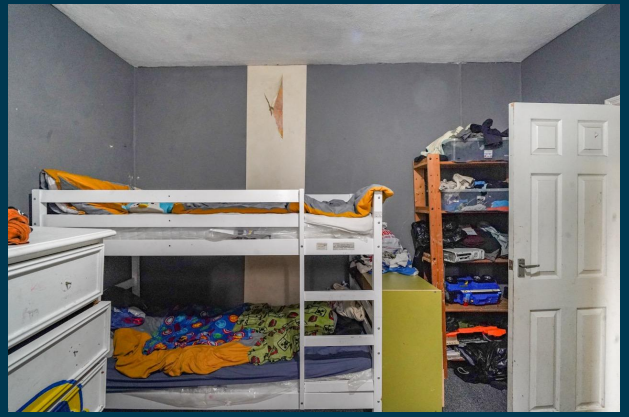
Kitchen





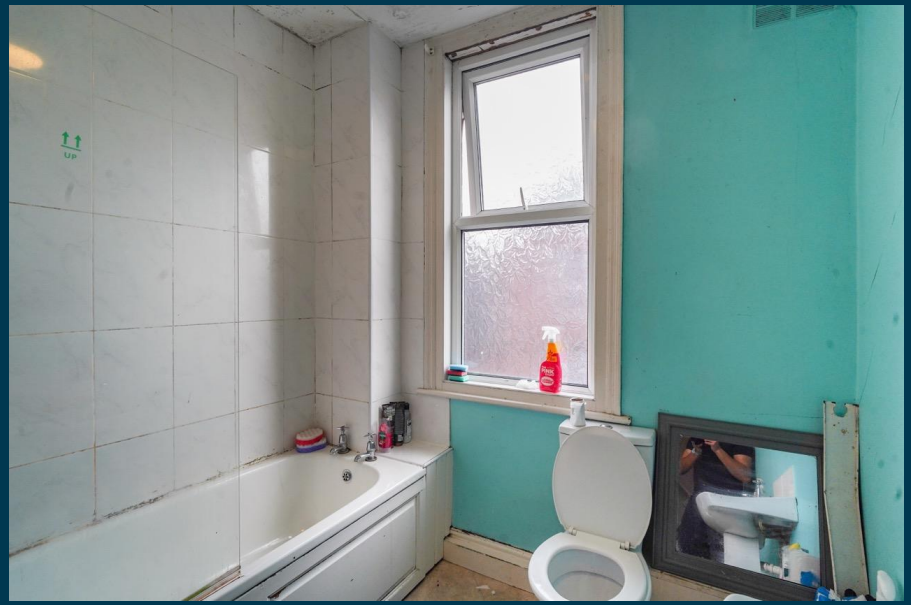
Bedrooms







Bathroom





Exterior







Initial Outlay



Figures based on assumed purchase price of £100,000 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 100,000.00

25% Deposit	**£25,000.00**
SDLT Charge	**£5,000**
Legal Fees	**£1,000.00**
Total Investment	**£31,000.00**

Projected Investment Return



The monthly rent of this property is currently set at £750.00 per calendar month but the potential market rent is £1,000.00

Returns Based on Rental Income	£750.00	£1,000.00
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£75.00	£100.00
Total Monthly Costs	£402.50	£427.50
Monthly Net Income	£347.50	£572.50
Annual Net Income	£4,170.00	£6,870.00
Net Return	13.45%	22.16%

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 Adjusted To	**£4,870.00**
Net Return	**15.71%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income Adjusted To	**£5,370.00**
Net Return	**17.32%**

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 £110,000.



2 bedroom terraced house for sale

+ Add to repo

Barden Mount, Leeds, West Yorkshire

NO LONGER ADVERTISED SOLD STC

Marketed from 5 Aug 2025 to 23 Dec 2025 (140 days) by Manning Stainton, Wortley

£110,000



2 bedroom terraced house for sale

+ Add to repo

Greenock Street, Armley, Leeds, LS12 3JH

NO LONGER ADVERTISED SOLD STC

Marketed from 6 Feb 2025 to 5 Mar 2025 (26 days) by sbliving, Leeds

£109,990

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**.



2 bedroom flat

+ Add to repor

Wortley Road, LEEDS

NO LONGER ADVERTISED LET AGREED

Marketed from 21 Aug 2026 to 6 Oct 2026 (46 days) by William H. Brown Lettings, Headingley

£1,150 pcm



2 bedroom house

+ Add to repor

Paisley Street, Leeds

NO LONGER ADVERTISED

Marketed from 20 Nov 2025 to 2 Jul 2026 (223 days) by Rooftop Living, Leeds

£997 pcm

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**
- Standard Tenancy Agreement In Place: **Yes**
- Fully compliant tenancy: **Yes**

  Fully compliant tenancy including EICR & Gas Safety in order
- Current term of tenancy: **Moved in within the last 2 years**
- Payment history: **On time for length of tenancy**

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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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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