TENANTED PROPERTY AUCTION PACK

Tenanted Property Auctions

INVESTMENT INFORMATION

Norman Row, Leeds, LS5
3JL



228078403



PROPERTY DESCRIPTION

Our latest listing is in Norman Row, Leeds, LS5 3JL

Rent currently agreed with tenant of **£955** per calendar month which calculates to a **4.4%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **5.6%** 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...



Norman Row, Leeds, LS5 3JL

228078403

Property Key Features

- 5 Bedroom
- 2 Bathroom
- Spacious Rooms
- Easy Access to Local Amenities

- Factor Fees: In Legal Pack
- Ground Rent: In Legal Pack
- Lease Length: In Legal Pack
- Current Rent: £955
- Market Rent: £1,200

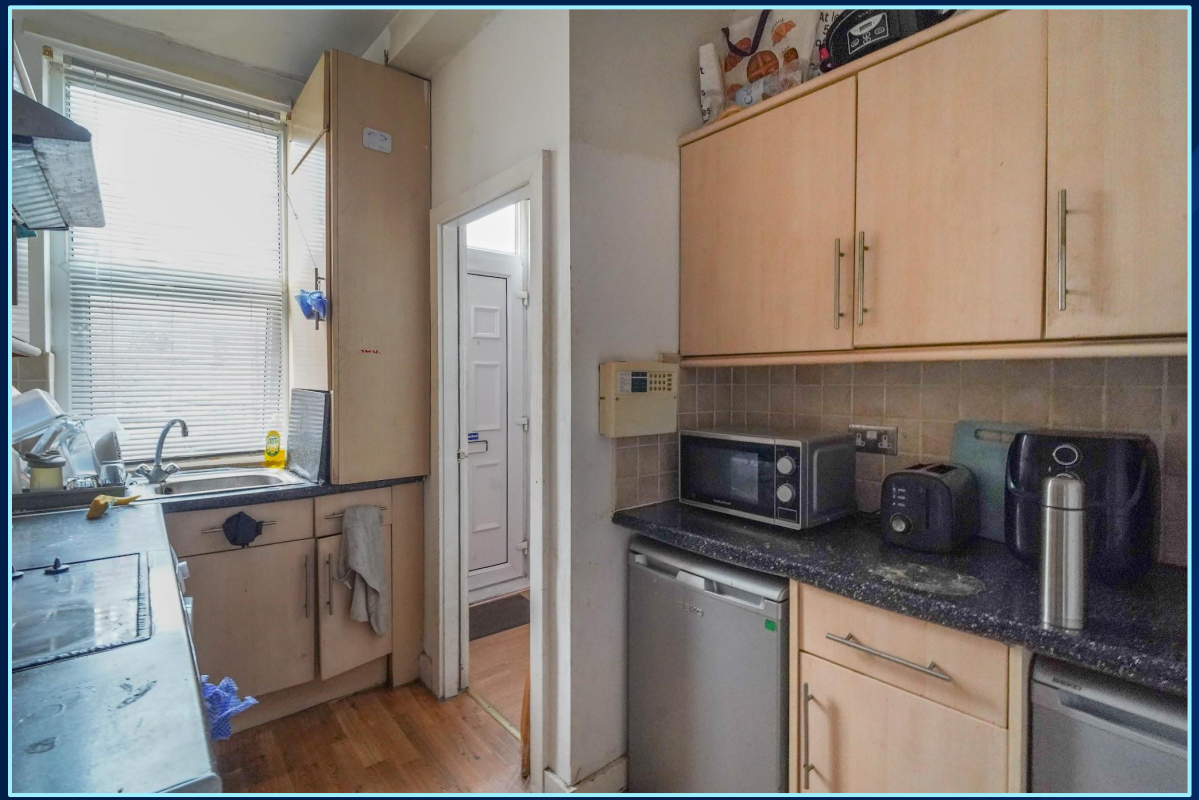
Lounge







Kitchen



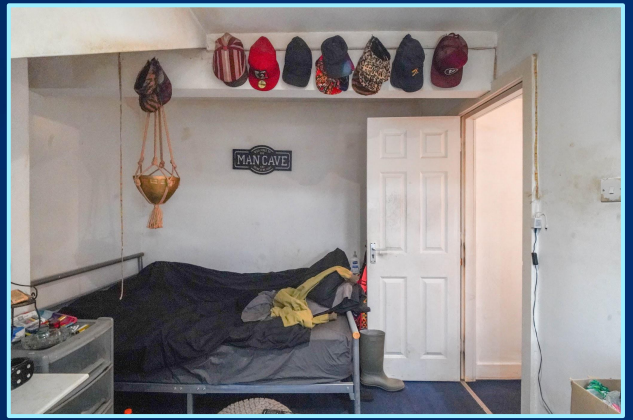




Bedrooms







Bathroom







Exterior







Purchase Outlay

ASSUMED PURCHASE PRICE

£258,000

10% Deposit (£5,000 Minimum)	**£25,800**
Buyers Premium	**£6,000**
Paid On Accepted Bid	**£31,800**
Purchase Balance	**£232,200**
SDLT Charge	**£15,800**
Est. Legal Fees	**~£1,000**
Balance Paid On Settlement	**£249,000**

Your total all in costs would be ~£249,000 after taxes and fees based on a purchase price of £258,000. 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 £250,000.



£250,000

5 bedroom end of terrace house for sale

+ Add to report

Church Street, Kirkstall, Leeds

NO LONGER ADVERTISED

Marketed from 24 Apr 2026 to 23 Sep 2026 (151 days) by William H. Brown, Headingley



£239,950

5 bedroom terraced house for sale

+ Add to report

Morris Lane, Leeds

NO LONGER ADVERTISED SOLD STC

Marketed from 21 Apr 2024 to 27 Mar 2025 (340 days) by Castlehill, Headingley

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £2,200 based on the analysis carried out by our lettings team.



5 bedroom semi-detached house

+ Add to report

23 QUEENSWOOD ROAD LS6 3NL

NO LONGER ADVERTISED

Marketed from 8 Nov 2024 to 8 Nov 2024 by Switch Properties, Leeds

£2,200 pcm



5 bedroom house

+ Add to report

17 Woodbridge Lawn

NO LONGER ADVERTISED

Marketed from 5 Feb 2026 to 31 Jul 2026 (175 days) by DEU Estates, Leeds

£1,495 pcm

Tenanted Property Auctions



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PROPERTY ID: 228078403

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.