TENANTED PROPERTY AUCTION PACK

Tenanted Property Auctions

INVESTMENT INFORMATION

Fernbank Place, Leeds,
LS13



229408987

Tenanted Property Auctions



PROPERTY DESCRIPTION

Our latest listing is in Fernbank Place, Leeds, LS13

Rent currently agreed with tenant of **£800** per calendar month which calculates to a **4.8%** Gross Yield for investors.

This property has a potential to rent for **£1,046** which would provide the investor a Gross Yield of **6.3%** 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...



Fernbank Place, Leeds, LS13

229408987

Property Key Features

- 3 Bedrooms
- 2 Bathrooms
- Spacious Rooms
- Easy Access to Local Amenities

- Factor Fees: In Legal Pack
- Ground Rent: In Legal Pack
- Lease Length: In Legal Pack
- Current Rent: £800
- Market Rent: £1,046

Lounge







Kitchen







Bedrooms

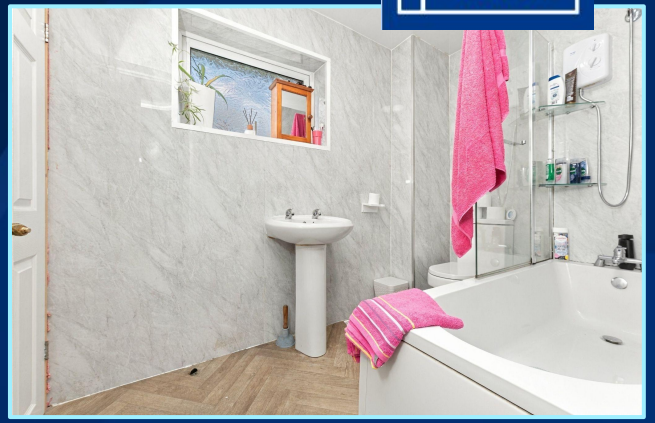






Bathroom







Exterior







Purchase Outlay

ASSUMED PURCHASE PRICE

£198,000

10% Deposit (£5,000 Minimum)	**£19,800**
Buyers Premium	**£6,000**
Paid On Accepted Bid	**£25,800**
Purchase Balance	**£178,200**
SDLT Charge	**£11,360**
Est. Legal Fees	**~£1,000**
Balance Paid On Settlement	**£190,560**

Your total all in costs would be ~£190,560 after taxes and fees based on a purchase price of £198,000. 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 £220,000.



3 bedroom semi-detached house for sale

+ Add to report

Half Mile Lane, LEEDS

NO LONGER ADVERTISED

Marketed from 3 Jun 2026 to 5 Nov 2026 (154 days) by William H. Brown, Pudsey

£220,000



3 bedroom end of terrace house for sale

+ Add to report

Coal Hill Green, Leeds, West Yorkshire

CURRENTLY ADVERTISED

Marketed from 8 Jun 2026 by Manning Stainton, Pudsey

£210,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our lettings team.



3 bedroom terraced house

+ Add to report

Randolph Street, Pudsey, Leeds

CURRENTLY ADVERTISED

Marketed from 3 Nov 2026 by Kath Wells Estate Agents, Wortley

£1,300 pcm



3 bedroom semi-detached house

+ Add to report

Stanhall Mews, Stanningley, Pudsey, West Yorkshire, LS28

CURRENTLY ADVERTISED

Marketed from 12 Oct 2026 by Reeds Rains, Morley

£1,275 pcm

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PROPERTY ID: 229408987

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.