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LET PROPERTY PACK

INVESTMENT INFORMATION

Swaine Hill Crescent, Yeadon, Leeds, LS19

205325855

🌐 www.letproperty.co.uk 🤇



Property Description

Our latest listing is in Swaine Hill Crescent, Yeadon, Leeds, LS19

Get instant cash flow of £850 per calendar month with a 5.7% Gross Yield for investors.

This property has a potential to rent for £1,150 which would provide the investor a Gross Yield of 7.7% if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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

LETPR®PERTY





Swaine Hill Crescent, Yeadon, Leeds, LS19

205325855

2 Bedroom 1 Bathroom Well Maintained Property Spacious rooms

Property Key Features

Factor Fees: £150/year Ground Rent: Freehold Lease Length: Freehold Current Rent: £850 Market Rent: £1,150













Bedrooms





Bathroom





Exterior





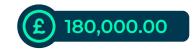
Initial Outlay





purchase price of £180,000.00 and borrowing of £135,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£45,000.00
SDLT Charge	£5,400
Legal Fees	£1,000.00
Total Investment	£51,400.00

Projected Investment Return



Our industry leading letting agency Let Property Management has an existing relationship with the tenant in situ and can provide advice on achieving full market rent. The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is



Returns Based on Rental Income	£850	£1,150	
Mortgage Payments on £135,000.00 @ 5%	£562.50		
Est. Building Cover (Insurance)	£15.00		
Approx. Factor Fees	£12.50		
Ground Rent	Freehold		
Letting Fees	£85.00	£115.00	
Total Monthly Costs	£675.00	£705.00	
Monthly Net Income	£175.00	£445.00	
Annual Net Income	£2,100.00	£5,340.00	
Net Return	<mark>4.09%</mark>	<mark>10.39%</mark>	



Return Stress Test Analysis Report





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

Annual Net Income **£3,040.00** Adjusted To

Net Return 5.91%

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

Annual Net Income **£2,640.00** Adjusted To

Net Return

5.14%

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 £195,000.



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wincar Avenue, Yeadon, Leeds, West Yorkshire	+ Add to report
CURRENTLY ADVERTISED	
Council Tax Band B, Freehold, Chain Free Bay-Fronte Bedrooms	ed Lounge Fitted Kitchen Two
SOLD PRICE HISTORY	
14 Jan 2004	£85,000
20 Apr 2000	€59,950

1

Marketed from 2 May 2024 by Springbok Properties, Nationwide



Floorplan

2 bedroom terraced house Park Street, Yeadon, Leeds	for sale	+ Add to report
NO LONGER ADVERTISED	SOLD STC	
Chain Free Stone Terrace I Garden	Modern Kitchen Two	Bedrooms Four Piece Bathroom

£195,000

SOLD PRICE HISTORY	
22 Jul 2022	£192,995
8 Jan 2018	£147,000
3 Oct 2011	£107,000

Marketed from 8 Mar 2022 to 23 Jul 2022 (136 days) by Manning Stainton, Guiseley

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**.

1	2 bedroom apartment Woodleigh House, Yeadon, Leeds	+ Add to report
	CURRENTLY ADVERTISED LET AGREED	
	OPEN PLAN LIVING KITCHEN EV CHARGING POINT AN BESPOKE KITCHEN WITH INTEGRA	D ALLOCATED PARKING
£1,150 pcm	Marketed from 1 Apr 2024 by Hunters, Yeadon, Guiseley and Surround	ding
🕒 Floorplan		
	3 bedroom semi-detached house Greenlea Road, Yeadon, Leeds NO LONGER ADVERTISED	+ Add to report
	SOUGHT AFTER LOCATION LANDLORD WILL CONSID REDECORATE LONG TERM TENANT P	ER ALLOWING TENANT TO
£1,150 pcm	SOLD PRICE HISTORY	
	16 Nov 2006	£16,400
	16 Apr 1999	£57,750
	14 Nov 1995	£50,500
	Marketed from 3 Feb 2024 to 8 Apr 2024 (64 days) by Hunters, Yeador	n, Guiseley and Surrounding

As this property is currently tenanted, 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

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.



Current term of tenancy: Moved in within the last 2 years

Payment history: On time for length of tenancy





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Interested in this property investment?

Make an offer or **book a viewing**

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.

