

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...



Swaine Hill Crescent,
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Property Key Features

2 Bedroom

1 Bathroom

Well Maintained Property

Spacious rooms

Factor Fees: £150/year

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £850

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed 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

£ 180,000.00

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



£ 1,150

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	4.09%	10.39%

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.



£195,000

2 bedroom terraced house for sale
Swincar Avenue, Yeadon, Leeds, West Yorkshire

+ Add to report

CURRENTLY ADVERTISED

Council Tax Band B, Freehold, | Chain Free | Bay-Fronted Lounge | Fitted Kitchen | Two Bedrooms ...

SOLD PRICE HISTORY

14 Jan 2004	£85,000
20 Apr 2000	£59,950

Marketed from 2 May 2024 by Springbok Properties, Nationwide



£195,000

Floorplan

2 bedroom terraced house for sale
Park Street, Yeadon, Leeds

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Chain Free | Stone Terrace | Modern Kitchen | Two Bedrooms | Four Piece Bathroom | Garden

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**.



£1,150 pcm

Floorplan

2 bedroom apartment
Woodleigh House, Yeadon, Leeds

+ Add to report

CURRENTLY ADVERTISED LET AGREED

OPEN PLAN LIVING KITCHEN | EV CHARGING POINT AND ALLOCATED PARKING |
BESPOKE KITCHEN WITH INTEGRA...

Marketed from 1 Apr 2024 by Hunters, Yeadon, Guiseley and Surrounding



£1,150 pcm

3 bedroom semi-detached house
Greenlea Road, Yeadon, Leeds

+ Add to report

NO LONGER ADVERTISED LET AGREED

SOUGHT AFTER LOCATION | LANDLORD WILL CONSIDER ALLOWING TENANT TO
REDECORATE | LONG TERM TENANT P...

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, Yeadon, Guiseley and Surrounding

Current Tenant Profile



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

 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?

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.



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