

LET PROPERTY PACK

INVESTMENT INFORMATION

Robin Hood Road,
Sheffield, S9 1LG

217413565

 www.letproperty.co.uk





Property Description

Our latest listing is in Robin Hood Road, Sheffield, S9 1LG

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **9.2%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Robin Hood Road,
Sheffield, S9 1LC

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Property Key Features

3 bedrooms

1 Bathroom

**Ideal Opportunity for First-Time
Buyers**

Private Front and Rear Gardens

Factor Fees: TBC

Ground Rent: £4 pm

Lease Length: 64 years

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £173,000.00 and borrowing of £129,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 173,000.00

25% Deposit	£43,250.00
SDLT Charge	£9,610
Legal Fees	£1,000.00
Total Investment	£53,860.00

Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£1,150
Mortgage Payments on £129,750.00 @ 5%	£540.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	£4.00
Letting Fees	£115.00
Total Monthly Costs	£674.63
Monthly Net Income	£475.38
Annual Net Income	£5,704.50
Net Return	10.59%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,404.50**
Adjusted To

Net Return **6.32%**

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

Annual Net Income **£3,157.50**
Adjusted To

Net Return **5.86%**

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 £190,000.



£190,000

3 bedroom detached house for sale

+ Add to report

Crestwood Court, Sheffield

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Mar 2025 to 15 May 2025 (50 days) by Hunters, Chapeltown

3 BED DETACHED | NO UPWARD CHAIN | READY TO PUT YOUR OWN STAMP ON IT | SPACIOUS DIMENSIONS | CUL-...



£185,000

3 bedroom detached house for sale

+ Add to report

Jenkin Road, Sheffield, S9 1AZ

NO LONGER ADVERTISED

Marketed from 8 Oct 2024 to 7 Apr 2025 (180 days) by Crucible Homes, Chapeltown

Spacious family home | Three bedrooms | Close to local amenities | Garage and off road parking |...

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 letting team at **Let Property Management**.



£1,300 pcm

3 bedroom detached house

+ Add to report

Standish Gardens, Shirecliffe, Sheffield, S5

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Nov 2024 to 13 Dec 2024 (22 days) by Hunters, Sheffield - Crookes

THREE BED DETACHED | GENEROUS CORNER PLOT | INTEGRAL GARAGE | EN SUITE TO MASTER BEDROOM | TWO RE...



£1,200 pcm

3 bedroom detached house

+ Add to report

Crabtree Place, Sheffield, S5 7BN

NO LONGER ADVERTISED

Marketed from 3 Jul 2024 to 3 Jul 2024 by Hunters, Sheffield - Crookes

Welcome to this charming detached house located in the peaceful cul de sac of Crabtree Place, She...

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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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