



RWinvest

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Leeds Property Investment 2022

www.rwinvest.com

Widely considered one of the best places to invest in property, property investment in Leeds has experienced some of the strongest growth in the UK property market over the last 12 months.

Leeds property investment offers a lot of potential, and if you're someone who's considering making an investment in this top UK city, then this is the guide for you.

Find statistics, information, and fast facts and figures on the Leeds property market which will help you decide if this is the right investment area for you.





Why Invest in Leeds?

So why is Leeds a good place for UK property investment?

Before buying property in the UK, take a look at some of the reasons why you should take advantage of the opportunities buy to let Leeds offers.

Here's why Leeds property investment is definitely worth your time:

- Leeds has affordable house prices.
- Leeds offers high rental yields.
- Leeds property prices are raising rapidly.
- Leeds has high rental demand and a growing population.

Here are some facts and statistics on each of these benefits to investing in Leeds.



HEAP'S
MILL

Prices From

£124,950

Prime L1 Liverpool

City Centre

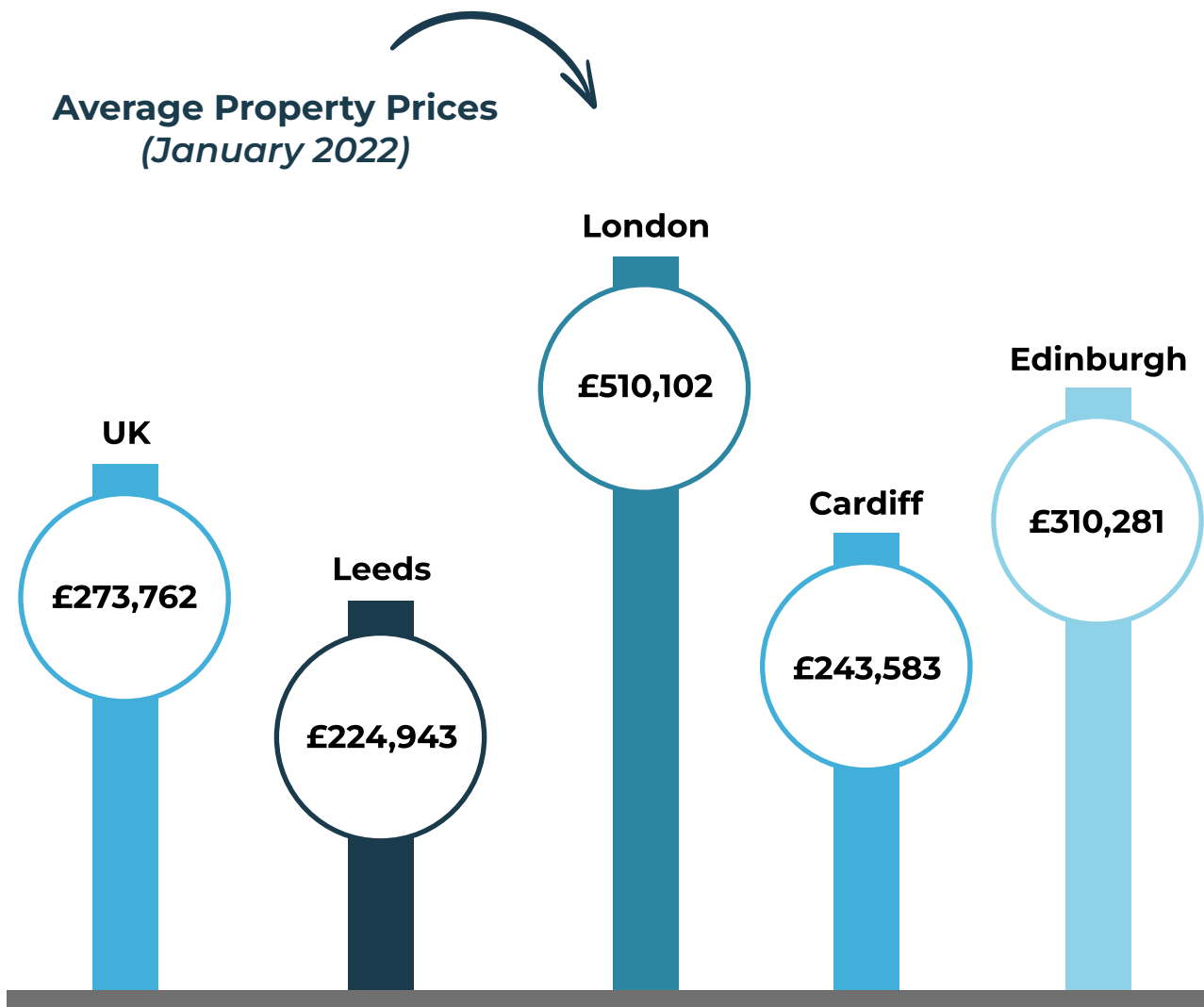
NET Rental Returns

7% Assured

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Average Property Prices (January 2022)



Affordable Prices

One of the primary reasons behind Leeds property investment's reputation as one of the best areas to invest in property has been its affordability.

According to the latest property data from the Land Registry, the average house price in Leeds is valued at just £224,943 as of January 2022.

High Rental Yields

Due to the affordable property prices seen in investment in Leeds, rental returns in the city are also excellent.

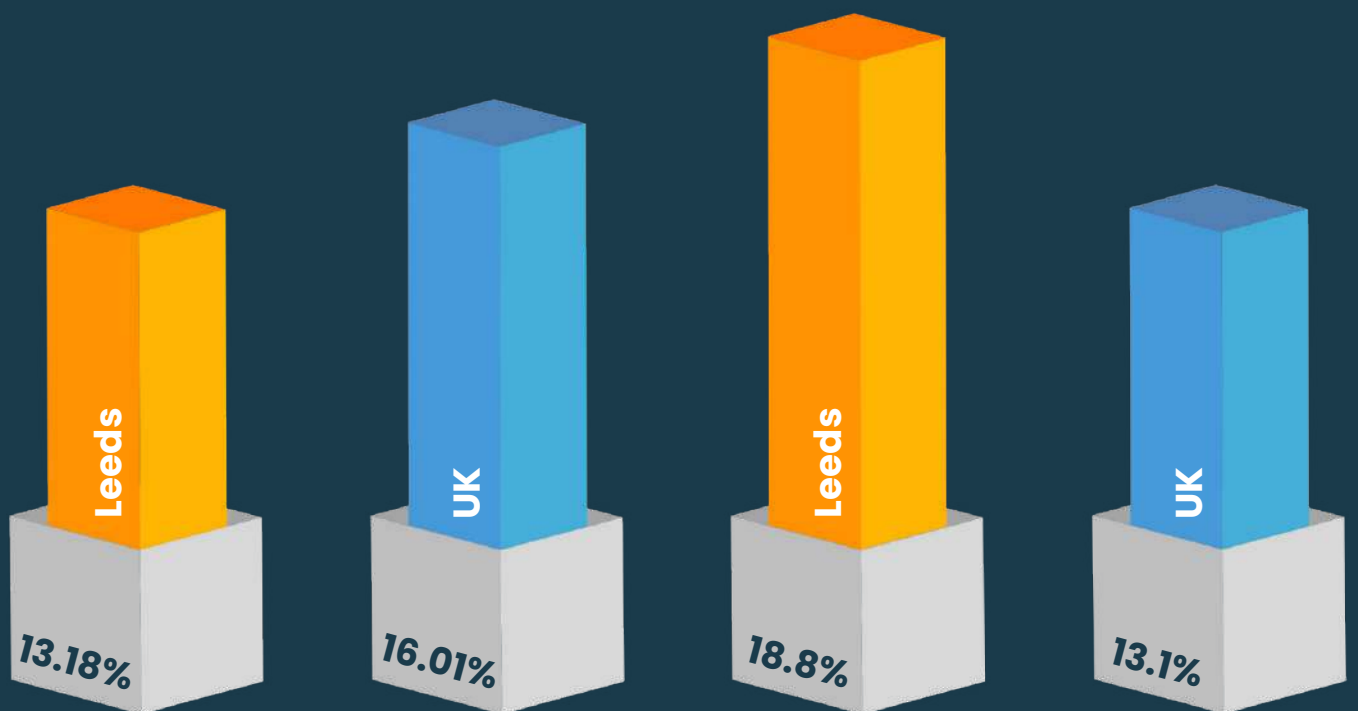
Those who find buy to let property in Leeds will benefit from average gross rental yields of 8.97%. These statistics stack up incredibly favourably when compared to other cities in the UK.

Area	Average Property Price	Average Rent PCM	Average Rental Yield (Gross)
Leeds	£211,437	£1,580	8.97%
Manchester	£209,881	£1,573	8.99%
London	£507,253	£1,759	4.16%
Birmingham	£208,731	£1,200	6.90%
Leicester	£204,820	£1,148	6.73%
Sheffield	£186,485	£940	6.05%

Strong House Price Growth

A big appeal behind property investment in Leeds is the massive house price growth set for the coming years.

According to the latest Savills predictions, the Yorkshire and the Humber region is set to see house prices soar by 18.8% by 2026 – this is the joint-highest predicted growth rate in the UK alongside the North West.



**Property Growth Since
Start of Covid-19 Pandemic**

Predicted Price Growth by 2026

Rental Demand and Population Growth

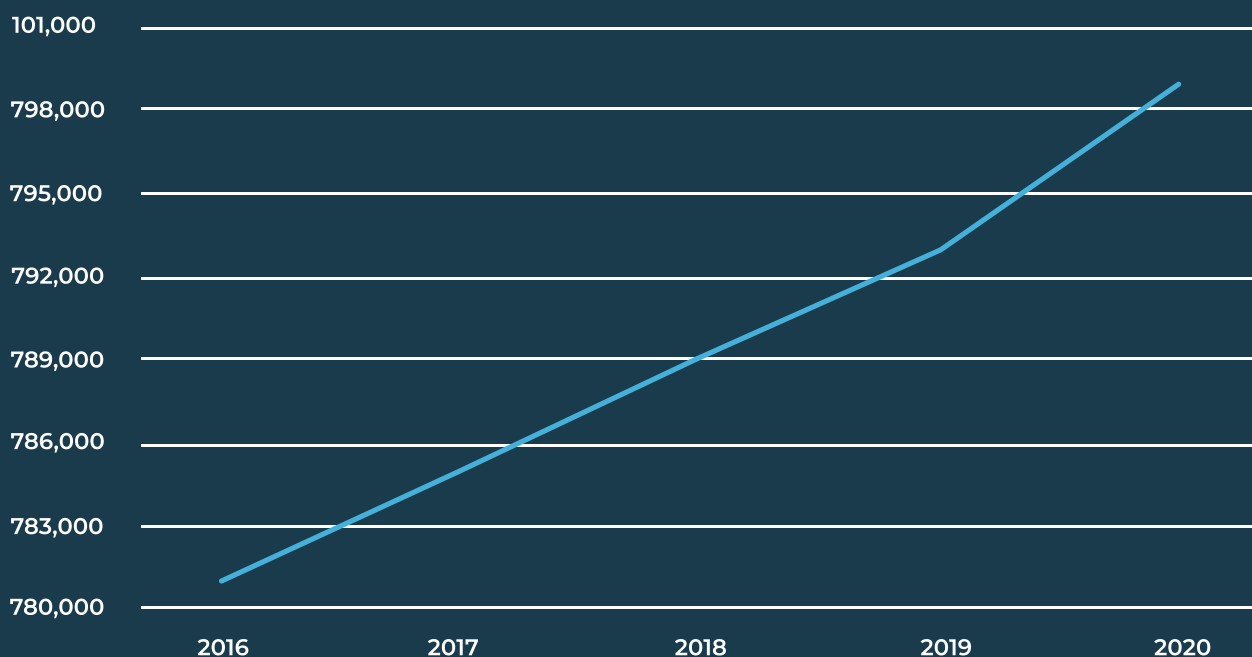
A report from Zoopla in June 2021 found that Yorkshire had the largest annual growth of rental demand in the UK, recording a 3% rise.

These figures are unsurprising when you consider the rising population of the Leeds region. Population statistics from World Population Review estimate that the Leeds population stands at around 521,148 in 2021.

A report by the Centre for Cities found that the population in Leeds has grown at seven times the rate of London in recent decades, with an increase of 151%. Not only this, but the level of employment in Leeds is also increasing, with a 34% rise in employment recorded in 2018.

Leeds is also incredibly popular with students, with a student population of over 60,000 and more than 39,000 students enrolled in the University of Leeds alone in 2021.

Leeds Population 2016 – 2020





ONE PARK
LANE

Prices From

£129,950

Required

25% Deposit

Prime L1 Liverpool

City Centre

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The Best Places to Invest in Leeds

If you're thinking about property for sale in Leeds and you're wondering where to look for your investment, here are some of the best areas to invest in Leeds.

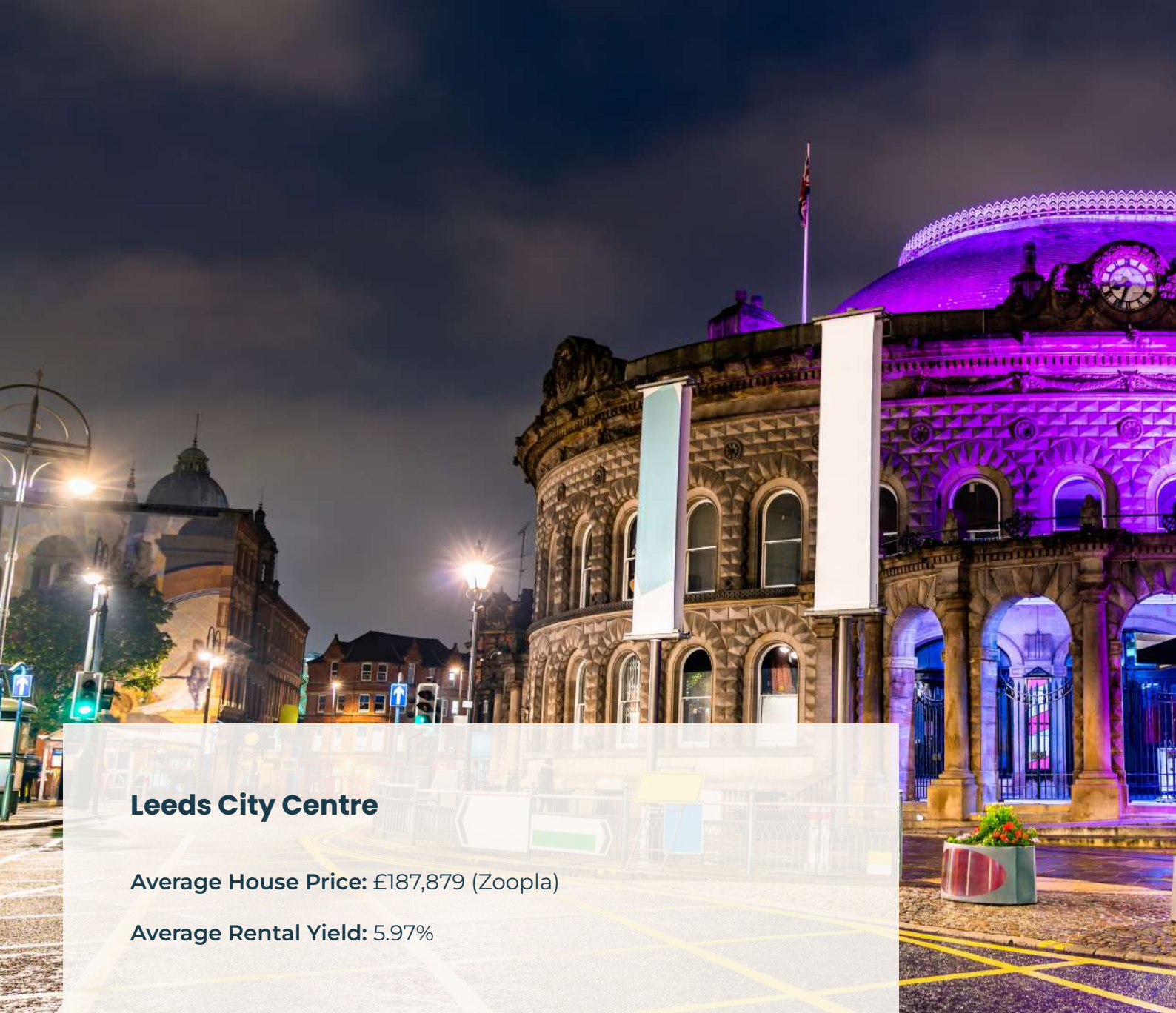


EMBANKMENT EXCHANGE

Invest From
£179,950

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Leeds City Centre

Average House Price: £187,879 (Zoopla)

Average Rental Yield: 5.97%

One of the most popular areas in Leeds for investments, the city centre is amongst the key areas to consider if you're looking for property to buy in Leeds.

City living most commonly appeals to students and young professional tenants who want to live close to their workplace, university, and the hustle and bustle of Leeds.

With affordable property prices of just £187,879 and returns of nearly 6%, Leeds city centre is offering a top prospect.



Armley

Average House Price: £139,623 (Zoopla)

Average Rental Yield: 5.00%

Located to the West of Leeds, Armley is a popular location for Leeds property investors due to low house prices.

Mostly consisting of terraced houses, ideal for Leeds property investors looking to rent to families, you can find a home in Armley from just £139,623.

Yields in this area are strong thanks to the average property prices of £139,623 – which is lower than the average house price in Leeds.



Headingley

Average House Price: £265,401 (Zoopla)

Average Rental Yield: 11.74%

Headingley is a big student hotspot in Leeds due to Leeds Beckett University campus, making it one of the best buy to let areas in the city for student investment.

However, the area is also becoming a lot more popular with families and young professional tenants due to the excellent transport links and local amenities available.

Rental yields have been known to reach as high as 11.74% in Headingley, thanks to incredibly high rent costs aimed at students.



Garforth and Crossgates

Average House Price: £270,070 – £312,491 (Zoopla)

Average Rental Yield: 5.05%

Two separate but nearby areas in Leeds, Garforth and Crossgates, present excellent property investment potential and are some of the best areas in Leeds.

Due to strong transport links, these suburbs have a high population of both young professionals and families who are looking to either buy a house in Leeds or rent.

Yields are likely to reach around 5% across the area, while capital growth potential looks high thanks to regeneration plans like the ELOR project.



Burley and Hyde Park

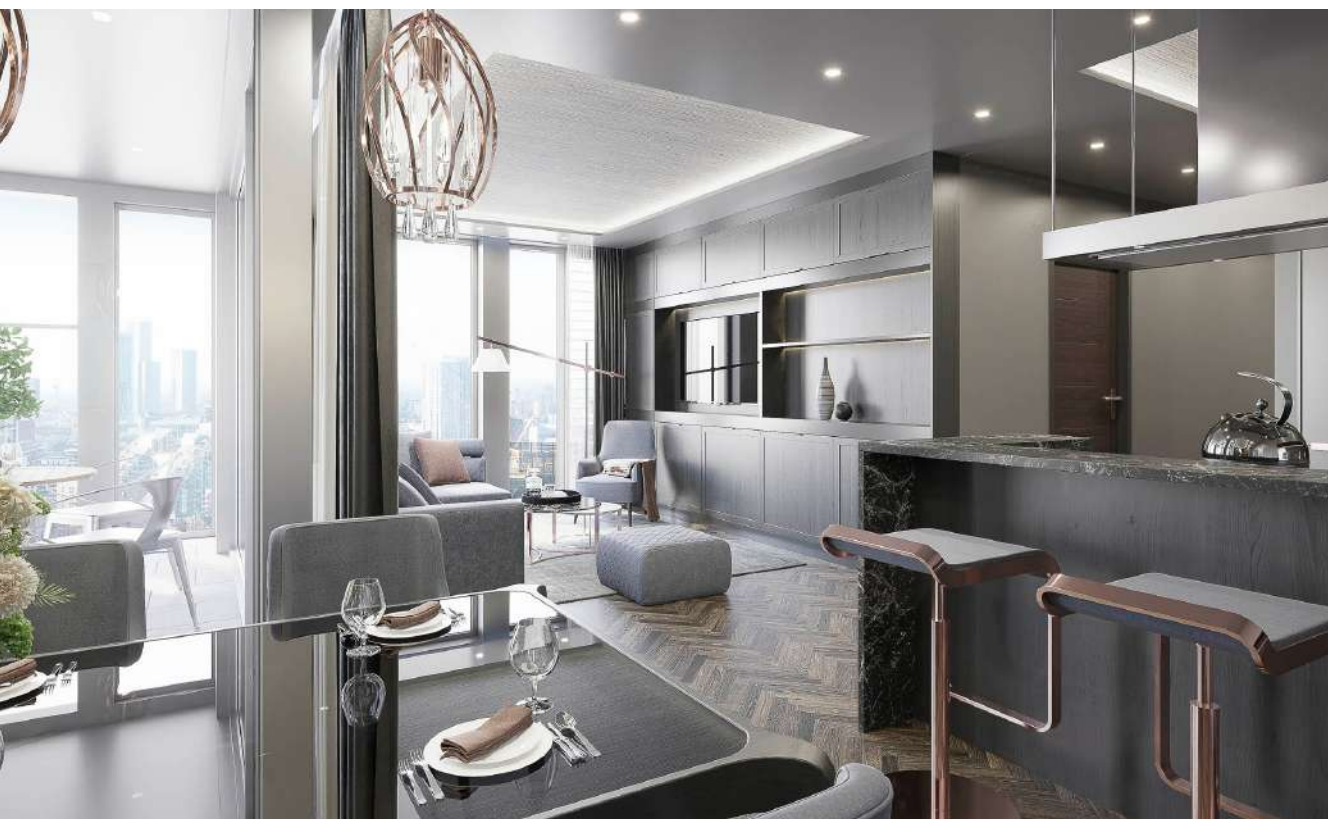
Average House Price: £205,223 - £332,049 (Zoopla)

Average Rental Yield: 6.64% – 8.06%

Located between the city centre and Headingley lie two popular inner-city Leeds suburbs.

The Burley and Hyde Park areas of Leeds are popular spots for student property investment, due to the high number of students living in the area.

Yields in this area can come to a massive 8.06% but could go even higher for student properties, which are often low priced.



Explore UK Property Investment Opportunities With RWinvest

If you're looking to make your mark on the UK property market, explore our fantastic range of investment opportunities today.

We have properties in the best UK areas, offering rental yields of up to 8%, low minimum deposits, and below-market value prices to help make your investment as affordable as possible.

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