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LET PROPERTY PACK

INVESTMENT INFORMATION

Warmsworth Road, Doncaster, DN4

203741422

(www.letproperty.co.uk

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Property Description

Our latest listing is in Warmsworth Road, Doncaster, DN4

Get instant cash flow of £600 per calendar month with a 6.0% Gross Yield for investors.

This property has a potential to rent for £955 which would provide the investor a Gross Yield of 9.6% 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...

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Warmsworth Road, Doncaster, DN4

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3 bedrooms F 2 bathrooms C Outside Storage Space L Spacious Lounge C

Property Key Features

Factor Fees: £0.00 Ground Rent: Freehold Lease Length: Freehold Current Rent: £600 Market Rent: £955













Bedrooms





Bathroom





Exterior







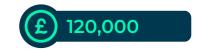






Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



| 25% Deposit | £30,000.00 |
|------------------|------------|
| SDLT Charge | 3600 |
| Legal Fees | £1,000.00 |
| Total Investment | £34,600.00 |

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 ± 600 per calendar month but the potential market rent is \bigcirc



| Returns Based on Rental Income | £600 | £955 |
|--------------------------------------|--------------------|---------------------|
| Mortgage Payments on £90,000.00 @ 5% | £375.00 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £0.00 | |
| Ground Rent | Freehold | |
| Letting Fees | £60.00 | £95.50 |
| Total Monthly Costs | £450.00 | £485.50 |
| Monthly Net Income | £150 | <mark>£470</mark> |
| Annual Net Income | £1,800 | £5,634 |
| Net Return | <mark>5.20%</mark> | <mark>16.28%</mark> |

Return Stress Test Analysis Report





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

Annual Net Income **£3,724** Adjusted To

Net Return 10.76%

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

Annual Net Income **£3,834** Adjusted To

Net Return

11.08%

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 £95,000.

| | 3 bedroom semi-detached house for sale Warmsworth Road, Balby, Doncaster, DN4 NO LONGER ADVERTISED SOLD STC 3D Virtual Tour Available No Chain Lounge Diner Kitchen |
|---------|---|
| £95,000 | Utility Roo |
| | 3 bedroom end of terrace house for sale + Add to report Warmsworth Road, Doncaster, DN4 - Add to report NO LONGER ADVERTISED SOLD STC 7% Potential Yield 3 Bedrooms 2 Reception Rooms Potential Off Rd Parking Enclosed Garden |

£80,000

SOLD PRICE HISTORY

Rent Comparables Report





£850 pcm

3 bedroom end of terrace house

Warmsworth Road, Doncaster, DN4

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 1724191

Marketed from 3 Jun 2023 to 16 Jun 2023 (12 days) by OpenRent, London



£606 pcm

1 bedroom flat

Warmsworth Road, Balby, Doncaster

NO LONGER ADVERTISED

+ Add to report

All Bills included! | Fitted Kitchen | Large Double Bedroom | Gas Central Heating | Large Garden ...

SOLD PRICE HISTORY



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: 4 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.

