

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Hazel Road, Edlington,  
Doncaster, DN12

205504473

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Hazel Road, Edlington, Doncaster, DN12

Get instant cash flow of **£550** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£845** which would provide the investor a Gross Yield of **8.5%** 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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## Property Key Features

**3 bedrooms**

**1 bathroom**

**Front and Back Garden Space**

**Private Driveway**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £550**

**Market Rent: £845**

# Lounge



# Kitchen



# 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

£ 120,000

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

# Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 845

Returns Based on Rental Income	£550	£845
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	£55.00	£84.50
<b>Total Monthly Costs</b>	<b>£445.00</b>	<b>£474.50</b>
<b>Monthly Net Income</b>	<b>£105</b>	<b>£371</b>
<b>Annual Net Income</b>	<b>£1,260</b>	<b>£4,446</b>
<b>Net Return</b>	<b>3.64%</b>	<b>12.85%</b>

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.



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,756**  
Adjusted To

Net Return                      **7.97%**

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

Annual Net Income      **£2,646**  
Adjusted To

Net Return                      **7.65%**

# 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 £120,000.



£120,000

### 3 bedroom semi-detached house for sale

Hazel Road, Edlington, Doncaster

+ Add to report

NO LONGER ADVERTISED SOLD STC

GUIDE PRICE £120,000-£130,000 | THREE BEDROOM SEMI-DETACHED FAMILY HOME | SUPERB KERB APPEAL | AM...

SOLD PRICE HISTORY



£95,000

### 3 bedroom semi-detached house for sale

Hazel Road , Edlington , Doncaster

+ Add to report

NO LONGER ADVERTISED SOLD STC

Rear Garden | Vacant Possession | Great Investment Opportunity | New Kitchen and Bathroom | No Ch...

SOLD PRICE HISTORY

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

## 3 bedroom semi-detached house

Thompson Avenue, Edlington, Doncaster, South Yorkshire, DN12

+ Add to report

NO LONGER ADVERTISED

LET AGREED

End of terrace property | 3 bedrooms including en-suite | Comfortable reception room with garden ...

Marketed from 1 Sep 2023 to 17 Oct 2023 (46 days) by Your Move, Doncaster



£750 pcm

## 3 bedroom house

Wellington Road, Edlington, DONCASTER

+ Add to report

CURRENTLY ADVERTISED

Fully Renovated | Back Yard | 3 Bedrooms | Modern | EPC D

Marketed from 9 May 2024 by William H. Brown Lettings, Doncaster

# 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**

 Current term of tenancy: **3 years+**

 Standard Tenancy Agreement In Place: **YES**

 Payment history: **On time for length of tenancy**

 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.



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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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