

LET PROPERTY PACK

INVESTMENT INFORMATION

Hazel Road, Edlington, Doncaster, DN12

205504473











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...







Hazel Road, Edlington, Doncaster, DN12



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





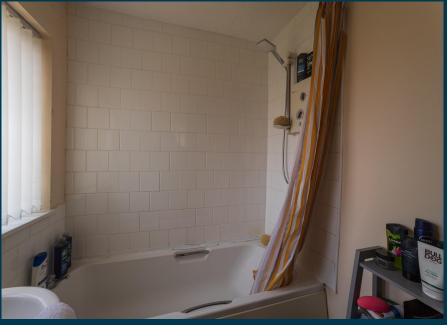




Bathroom







Exterior









Initial Outlay





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 £550 per calendar month but the potential market rent is



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
Total Monthly Costs	£445.00	£474.50
Monthly Net Income	£105	£371
Annual Net Income	£1,260	£4,446
Net Return	3.64%	12.85%

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.



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...

£120,000

SOLD PRICE HISTORY



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...

£95,000

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**.



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 ...

£850 pcm

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.





Interested in this property investment?

Make an offer or book a viewing

Call us on 0141 478 0985

Hazel Road, Edlington, Doncaster, DN12



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.