

LET PROPERTY PACK

INVESTMENT INFORMATION

Cross Bank, Doncaster,
DN4

212691156

 www.letproperty.co.uk





Property Description

Our latest listing is in Cross Bank, Doncaster, DN4

Get instant cash flow of **£750** per calendar month with a **8.9%** Gross Yield for investors.

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 be a rewarding addition to an investor portfolio.

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



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Property Key Features

2 bedroom

1 bathroom

Spacious Room

Garden Ground Space

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £101,000.00 and borrowing of £75,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 101,000.00

25% Deposit	£25,250.00
SDLT Charge	£5,050
Legal Fees	£1,000.00
Total Investment	£31,300.00

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 £750 per calendar month.

Returns Based on Rental Income	£750
Mortgage Payments on £75,750.00 @ 5%	£315.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£75.00
Total Monthly Costs	£405.63
Monthly Net Income	£344.38
Annual Net Income	£4,132.50
Net Return	13.20%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£3,967.50**
Adjusted To

Net Return **-12.68%**

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

Annual Net Income **-£5,482.50**
Adjusted To

Net Return **-17.52%**

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.



£95,000

2 bedroom terraced house for sale

St. Catherine's Avenue, Doncaster, DN4

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 May 2024 to 4 Oct 2024 (135 days) by Purplebricks, covering Doncaster

+ Add to report



£90,000

2 bedroom terraced house for sale

Cross Bank, Balby, Doncaster

NO LONGER ADVERTISED

Marketed from 15 Jun 2022 to 19 Aug 2022 (65 days) by haart, Doncaster

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom terraced house

[+ Add to report](#)

St. Catherines Avenue, Doncaster, DN4

NO LONGER ADVERTISED

Marketed from 17 Aug 2024 to 3 Sep 2024 (17 days) by OpenRent, London

£750 pcm



2 bedroom house

[+ Add to report](#)

Stonegate Mews, DONCASTER

CURRENTLY ADVERTISED

LET AGREED

Marketed from 2 Jan 2025 by William H. Brown Lettings, Doncaster

£725 pcm

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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



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

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.



Cross Bank, Doncaster, DN4

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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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