

LET PROPERTY PACK

INVESTMENT INFORMATION

Owston Road, Doncaster,
DN6

212691002

 www.letproperty.co.uk





Property Description

Our latest listing is in Owston Road, Doncaster, DN6

This property has a potential to rent for **£672** which would provide the investor a Gross Yield of **6.1%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Owston Road, Doncaster,
DN6

212691002



Property Key Features

3 bedroom

1 bathroom

Spacious Room

Garden Ground Space

Factor Fees: £1

Ground Rent: TBC

Lease Length: 125 years

Market Rent: £672

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £132,000.00 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 132,000.00

25% Deposit £33,000.00

SDLT Charge £3,960

Legal Fees £1,000.00

Total Investment £37,960.00

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.



Returns Based on Rental Income	£672
Mortgage Payments on £99,000.00 @ 5%	£412.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£1.00
Ground Rent	TBC
Letting Fees	£67.20
Total Monthly Costs	£495.70
Monthly Net Income	£176.30
Annual Net Income	£2,115.60
Net Return	5.57%

Return **Stress Test** Analysis Report



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

Annual Net Income **£771.60**
Adjusted To

Net Return **2.03%**

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

Annual Net Income **£135.60**
Adjusted To

Net Return **0.36%**

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 £150,000.



£150,000

4 bedroom semi-detached house for sale

+ Add to report

Owston Road, Carcroft, Doncaster

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Jan 2023 to 1 Sep 2023 (224 days) by Yopa, East Midlands & Yorkshire



£125,000

3 bedroom terraced house for sale

+ Add to report

Owston Road , Carcroft

CURRENTLY ADVERTISED

Marketed from 13 Aug 2024 by Martin & Co, Doncaster

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**.



£750 pcm

3 bedroom semi-detached house

Owston Road, Carcroft, Doncaster

NO LONGER ADVERTISED

Marketed from 19 Nov 2024 to 12 Dec 2024 (23 days) by Kembles Estates, Doncaster

+ Add to report



£750 pcm

3 bedroom end of terrace house

Uldale Walk, Carcroft, Doncaster, DN6

NO LONGER ADVERTISED

Marketed from 12 Sep 2023 to 25 Oct 2023 (43 days) by OpenRent, London

+ Add to report

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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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.



Owston Road, Doncaster, DN6

212691002

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.



LETPROPERTY