

LET PROPERTY PACK

INVESTMENT INFORMATION

Horsley Close, Stanley, DH9
6FA

214990080

 www.letproperty.co.uk





Property Description

Our latest listing is in Horsley Close, Stanley, DH9 6FA

Get instant cash flow of **£650** per calendar month with a **7.7%** Gross Yield for investors.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Horsley Close, Stanley,
DH9 6FA

214990080



Property Key Features

2 Bedrooms

1 Bathroom

Private Parking

Rear Garden

Well Maintained Property

Easy Access to Local Amenities

Factor Fees: £100

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650

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



The monthly rent of this property is currently set at £650 per calendar month



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	£650
Mortgage Payments on £75,750.00 @ 5%	£315.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£100.00
Ground Rent	Freehold
Letting Fees	£65.00
Total Monthly Costs	£495.63
Monthly Net Income	£154.38
Annual Net Income	£1,852.50
Net Return	5.92%

Return **Stress Test** Analysis Report



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

Annual Net Income **£552.50**
Adjusted To

Net Return **1.77%**

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

Annual Net Income **£337.50**
Adjusted To

Net Return **1.08%**

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 £109,995.

 £109,995	2 bedroom end of terrace house for sale Constable Close, Stanley, County Durham, DH9 CURRENTLY ADVERTISED SOLD STC Marketed from 17 Oct 2024 by Sylvester Properties, Stanley Sylvester Properties are delighted to welcome to the sales market this beautifully presented two-... + Add to report
 £105,000	2 bedroom end of terrace house for sale Arnold Close, East Stanley, Co. Durham NO LONGER ADVERTISED SOLD STC Marketed from 20 Dec 2023 to 24 Feb 2024 (66 days) by David Bailes, Stanley End terraced house 2 bedrooms No upper chain Very well presented Gardens Ground floor ... + Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



£725 pcm

2 bedroom end of terrace house

Raglan Place, Burnopfield, NE16

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Oct 2024 to 24 Oct 2024 (22 days) by Sarah Mains Residential Sales and Lettings, Whickham

+ Add to report



£695 pcm

2 bedroom end of terrace house

New South Terrace, Birtley, DH3

NO LONGER ADVERTISED

LET AGREED

Marketed from 31 May 2024 to 18 Jun 2024 (18 days) by Sarah Mains Residential Sales and Lettings, Low Fell

+ Add to report

End-Terraced House | Two Bedrooms | Popular Location | Rear Yard | Unfurnished | Council Tax Band...

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?

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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