

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Ducks Farm Close, Kirby  
Misperton, Malton YO17

216412118

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





## Property Description

Our latest listing is in Ducks Farm Close, Kirby Misperton, Malton YO17

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **4.3%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect 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...



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## Property Key Features

**3 Bedrooms**

**2 Bathrooms**

**Modern and Good Condition**

**Rear Garden Space**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: TBC**

**Market Rent: £1,000**



# Lounge

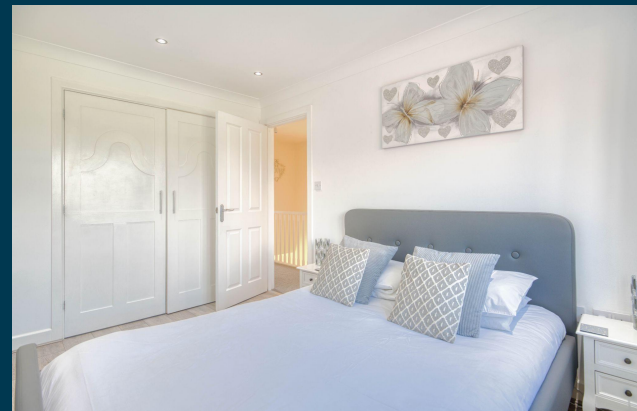


# Kitchen

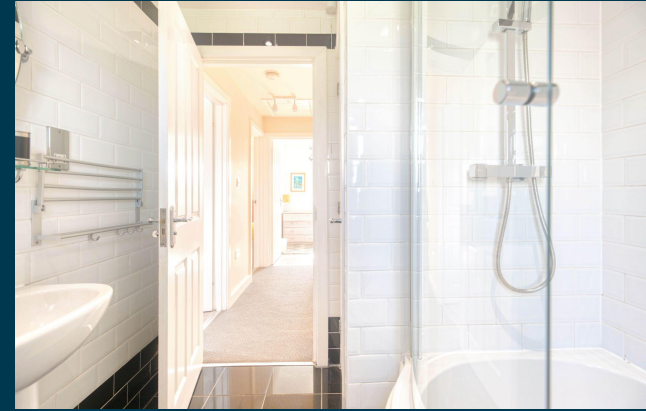




# Bedrooms



# Bathroom





# Exterior





# Initial Outlay



Figures based on assumed purchase price of £276,000.00 and borrowing of £207,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 276,000.00

25% Deposit	£69,000.00
SDLT Charge	£17,600
Legal Fees	£1,000.00
Total Investment	£87,600.00

# 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.



Returns Based on Rental Income	£1,000
Mortgage Payments on £207,000.00 @ 5%	£862.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£100.00
Total Monthly Costs	£977.50
Monthly Net Income	£22.50
Annual Net Income	£270.00
Net Return	0.31%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **-£1,730.00**  
Adjusted To

Net Return                      **-1.97%**

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

Annual Net Income      **-£3,870.00**  
Adjusted To

Net Return                      **-4.42%**

# 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 £280,000.



**£279,000**

## 3 bedroom detached house for sale

+ Add to report

Kirby Misperton, Malton

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 Mar 2025 to 31 Mar 2025 (17 days) by BoultonCooper, Pickering



**£225,000**

## 3 bedroom end of terrace house for sale

+ Add to report

6 Ducks Farm Close, Kirby Misperton, Malton, YO17 6XH

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Apr 2025 to 25 Apr 2025 (14 days) by Willowgreen Estate Agents, Ryedale



# 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 end of terrace house

High Row, Kirbymisperton

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Feb 2025 to 3 Mar 2025 (28 days) by Bulmers Letting, Malton

+ Add to report



**£625 pcm**

## 3 bedroom terraced house

High Row, Kirby Misperton

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Nov 2021 to 10 Jan 2022 (70 days) by Bulmers Letting, Malton

+ 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: **NO**



Current term of tenancy: **VACANT**



Standard Tenancy Agreement In Place: **NO**



Payment history: **N/A**

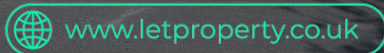


Fully compliant tenancy: **NO**

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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YO17

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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.



**LETPROPERTY**