


LET PROPERTY PACK

INVESTMENT INFORMATION

Dallison Road, Hibaldstow,
DN20 9PU

216701474

 www.letproperty.co.uk





Property Description

Our latest listing is in Dallison Road, Hibaldstow, DN20 9PU

Get instant cash flow of **£610** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£678** which would provide the investor a Gross Yield of **7.1%** 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...



Dallison Road,
Hibaldstow, DN20 9PU

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Property Key Features

3 Bedrooms

1 Bathrooms

There is a local Co-op shop

Front and rear gardens

Hibaldstow Academy is just a short distance from the property

Parking is available

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £610

Market Rent: £678

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit	£28,750.00
SDLT Charge	£5,750
Legal Fees	£1,000.00
Total Investment	£35,500.00

Projected Investment Return



The monthly rent of this property is currently set at £610 per calendar month but the potential market rent is

£ 678



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	£610	£678
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£61.00	£67.80
Total Monthly Costs	£435.38	£442.18
Monthly Net Income	£174.63	£235.83
Annual Net Income	£2,095.50	£2,829.90
Net Return	5.90%	7.97%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,473.90**
Adjusted To

Net Return **4.15%**

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


Annual Net Income **£1,104.90**
Adjusted To

Net Return **3.11%**

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 terraced house for sale

Elwes Street, Brigg, DN20


NO LONGER ADVERTISED **SOLD STC**

Marketed from 17 Feb 2024 to 22 Apr 2024 (65 days) by Lovelle Estate Agency, Scunthorpe

Lovelle's are proud to present this superb modern end mews house located centrally within the eve...

£120,000

[+ Add to report](#)



3 bedroom terraced house for sale

Glebe Road, Brigg, DN20

NO LONGER ADVERTISED

Marketed from 12 Jul 2024 to 2 Dec 2024 (142 days) by Newton Fallowell, Brigg

NO UPWARD CHAIN | CLOSE TO TOWN CENTRE | 2 RECEPTION ROOMS | 3 STOREY HOME | FLAGGED GARDEN | COU...

£118,000

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as 875 based on the analysis carried out by our letting team at **Let Property Management**.



£875 pcm

3 bedroom terraced house

+ Add to report

Swift Drive, Scawby Brook, Brigg, Lincolnshire, DN20

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Nov 2024 to 4 Jan 2025 (44 days) by Paul Fox, Scunthorpe

****AVAILABLE NOW**IMMACULATE AND SPACIOUS FAMILY HOME ACROSS THREE FLOORS****



£825 pcm

3 bedroom terraced house

+ Add to report

Beechcroft Drive, Kirton Lindsey, Gainsborough, Lincolnshire, DN21

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Aug 2024 to 10 Oct 2024 (48 days) by Paul Fox, Scunthorpe

****IMMACULATE HOME WITH OFF STREET PARKING AND A LOW MAINTENANCE GARDEN**NEUTRAL DECOR AND FLOOR C...**

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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