

LET PROPERTY PACK

INVESTMENT INFORMATION

Norman Crescent,
Doncaster, DN11

217605013

 www.letproperty.co.uk





Property Description

Our latest listing is in Norman Crescent, Doncaster, DN11

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **6.8%** 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...



Norman Crescent,
Doncaster, DN11

217605013



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Room

Garden Ground Space

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £650

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



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£650
Mortgage Payments on £86,250.00 @ 5%	£359.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£65.00
Total Monthly Costs	£439.38
Monthly Net Income	£210.63
Annual Net Income	£2,527.50
Net Return	7.12%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,227.50**
Adjusted To

Net Return **3.46%**

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

Annual Net Income **£802.50**
Adjusted To

Net Return **2.26%**

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.



£120,000

3 bedroom terraced house for sale

+ Add to report

Norman Crescent, Rossington, Doncaster, DN11

CURRENTLY ADVERTISED

SOLD STC

Marketed from 1 Jul 2025 by Yopa, East Midlands & Yorkshire



£120,000

3 bedroom end of terrace house for sale

+ Add to report

Deacon Crescent, Doncaster, DN11

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Jan 2024 to 21 Jun 2024 (149 days) by Purplebricks, covering Doncaster

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

3 bedroom terraced house

Norman Crescent, Rossington , DN11

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 25 Mar 2024 to 9 Jul 2024 (106 days) by Keller Williams Plus, Covering Nationwide

+ Add to report



£775 pcm

3 bedroom semi-detached house

Norman Crescent, New Rossington, Doncaster

NO LONGER ADVERTISED

Marketed from 5 Oct 2024 to 11 Nov 2024 (37 days) by Kembles Estates, Doncaster

+ Add to report



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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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