

LET PROPERTY PACK

INVESTMENT INFORMATION

Darlington Road, Ferryhill,
DL17

218473632

 www.letproperty.co.uk





Property Description

Our latest listing is in Darlington Road, Ferryhill, DL17

Get instant cash flow of **£495** per calendar month with a **9.0%** Gross Yield for investors.

This property has a potential to rent for **£507** which would provide the investor a Gross Yield of **9.2%** 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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DL17

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Property Key Features

2 Bedrooms

2 Lounges

Well-Maintained Property

Spacious Lounge

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £495

Market Rent: £507

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £66,000.00 and borrowing of £49,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 66,000.00

25% Deposit	£16,500.00
SDLT Charge	£3,300
Legal Fees	£1,000.00
Total Investment	£20,800.00

Projected Investment Return



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



The monthly rent of this property is currently set at £495 per calendar month but the potential market rent is

£ 507

Returns Based on Rental Income	£495	£507
Mortgage Payments on £49,500.00 @ 5%	£206.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£49.50	£50.70
Total Monthly Costs	£270.75	£271.95
Monthly Net Income	£224.25	£235.05
Annual Net Income	£2,691.00	£2,820.60
Net Return	12.94%	13.56%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,806.60**
Adjusted To

Net Return **8.69%**

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

Annual Net Income **£1,830.60**
Adjusted To

Net Return **8.80%**

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 £79,950.



£79,950

2 bedroom terraced house for sale

+ Add to report

Wear Street, Spennymoor

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Oct 2024 to 23 Feb 2025 (123 days) by Kan-Move, County Durham

WELL PRESENTED TWO BEDROOM TERRACED HOUSE | THROUGH LIVING/DINING ROOM | GAS FIRED CENTRAL HEATIN...



£75,000

2 bedroom terraced house for sale

+ Add to report

Windsor Avenue, Ferryhill

NO LONGER ADVERTISED

Marketed from 17 Apr 2025 to 17 Apr 2025 by Robinsons, Spennymoor

Larger than Average Terraced Home | Situated in a Sought After Residential Area | Close to the To...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £525 based on the analysis carried out by our letting team at **Let Property Management**.



£525 pcm

2 bedroom terraced house

+ Add to report

32 Half Moon Lane Spennymoor County Durham

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Apr 2025 to 26 Apr 2025 (17 days) by Robinsons, Spennymoor

Superbly Presented | Ideally Located | Close to Major Road Links to Surrounding Centres | Open Pl...



£500 pcm

2 bedroom terraced house

+ Add to report

Gordon Terrace, Ferryhill

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Apr 2025 to 18 Jun 2025 (63 days) by Robinsons, Spennymoor

Hall | Lounge With Fireplace and Electric Fire | Superb Kitchen | Rear Porch | Utility Room | 2 B...

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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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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