

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Darlington Road, Ferryhill, DL17

218473632











## **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...







Darlington Road, Ferryhill, DL17



2 Bedrooms

2 Lounges

**Well-Maintained Property** 

**Spacious Lounge** 

**Factor Fees: TBC** 

**Ground Rent: Freehold** 

**Lease Length: Freehold** 

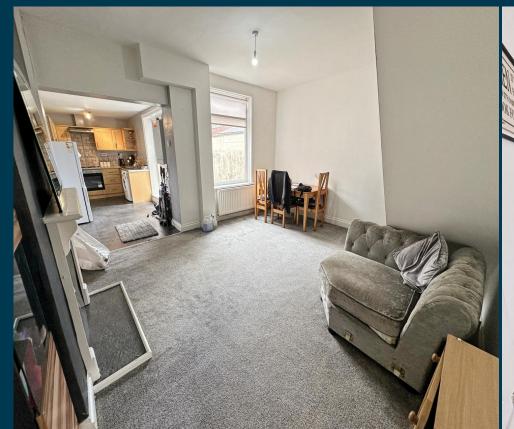
**Current Rent: £495** 

Market Rent: £507

218473632

# Lounge

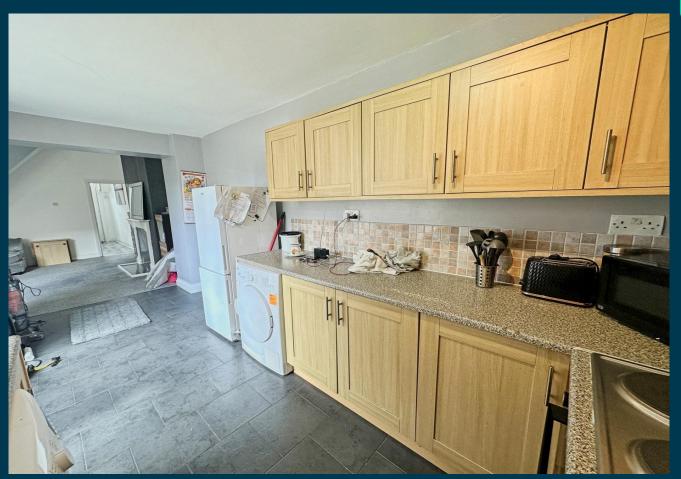






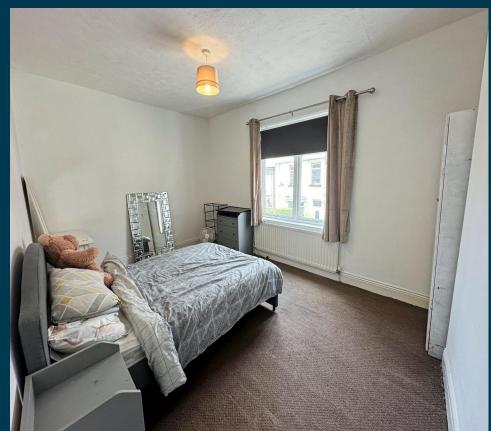
# Kitchen





## **Bedrooms**







# **Bathroom**





## **Exterior**





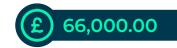
## **Initial Outlay**





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**



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



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	ТВС	
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.



2 bedroom terraced house for sale

2 bedroom terraced house for sale

+ Add to report

+ 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

£79,950

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



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...

£75,000

## **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

£500 pcm

#### 2 bedroom terraced house

32 Half Moon LaneSpennymoorCounty 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...



2 bedroom terraced house

+ Add to report

+ 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



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





# Interested in this property investment?

Call us on **0141 478 0985** 



Darlington Road, Ferryhill, DL17



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.