

LET PROPERTY PACK

INVESTMENT INFORMATION

Sapphire Grove, Hull, HU3

219266275











Property Description

Our latest listing is in Sapphire Grove, Hull, HU3

Get instant cash flow of £650 per calendar month with a 5.7% Gross Yield for investors.

This property has a potential to rent for £701 which would provide the investor a Gross Yield of 6.1% 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...







Sapphire Grove, Hull, HU3



3 Bedrooms

1 Bathroom

Private Driveway Parking

Private Front and Rear Gardens

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650

Market Rent: £701

Lounge





Kitchen





Bedrooms





Bathroom





Exterior









Initial Outlay





Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£34,500.00**

SDLT Charge £7,160

Legal Fees £1,000.00

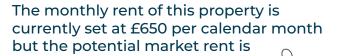
Total Investment £42,660.00

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	£701
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	Freehold	
Letting Fees	£65.00	£70.10
Total Monthly Costs	£511.25	£516.35
Monthly Net Income	£138.75	£184.65
Annual Net Income	£1,665.00	£2,215.80
Net Return	3.90%	5.19%

Return Stress Test Analysis Report





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

Annual Net Income

£813.80

Adjusted To

Net Return

1.91%

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

Annual Net Income

£145.80

Adjusted To

Net Return

0.34%

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 £146,950.

3 bedroom semi-detached house for sale



+ Add to report

Askew Avenue, Hull

CURRENTLY ADVERTISED

SOLD STC

Marketed from 28 Nov 2024 by Oscars, Hull

£146,950

£140,000

Semi Detached Family House | Three Good Sized Bedrooms | Through Lounge Dining Room | Modern Fit...



3 bedroom semi-detached house for sale

+ Add to report

Hayton Grove, West Hull

NO LONGER ADVERTISED SOLD STC

Marketed from 24 Jun 2024 to 12 Nov 2024 (141 days) by Philip Bannister & Co, Hessle

No Onward Chain | Semi-Detached | Ideal Starter Home | 3 Bedrooms | Off-Street Parking | Recently...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.

3 bedroom semi-detached house



+ Add to report

21 Hayton Grove, HU4 6J

NO LONGER ADVERTISED

Marketed from 14 Feb 2025 to 3 Mar 2025 (17 days) by Lime Property, Hull

£800 pcm

Unique Reference Code: 1500 | Fully fitted kitchen | Three bedrooms | Off street parking | Rear g...



£750 pcm

3 bedroom semi-detached house

+ Add to report

Hayton Grove, North Road, Hull

NO LONGER ADVERTISED LET AGREED

Marketed from 10 Jun 2025 to 13 Jun 2025 (2 days) by CJ Property, Hessle

Three Bedroom Semi Detached House | Off Street Parking For 2 Vehicles | Attractive Rear Garden | ...

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: 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**



Sapphire Grove, Hull, HU3



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.