

LET PROPERTY PACK

INVESTMENT INFORMATION

Sapphire Grove, Hull, HU3

219266275

 www.letproperty.co.uk





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

219266275



Property Key Features

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





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

£ 138,000.00

25% Deposit	£34,500.00
SDLT Charge	£7,160
Legal Fees	£1,000.00
Total Investment	£42,660.00

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 701



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	TBC	
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.



£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

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



£140,000

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**.



£800 pcm

3 bedroom semi-detached house

21 Hayton Grove, HU4 6J

NO LONGER ADVERTISED

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

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

+ Add to report



£750 pcm

3 bedroom semi-detached house

Hayton Grove, North Road, Hull

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Jun 2025 to 13 Jun 2025 (2 days) by C.J Property, Hessle

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

+ Add to report

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.



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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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