

LET PROPERTY PACK

INVESTMENT INFORMATION

Wold Street, Malton, YO17 9FH

220012264











Property Description

Our latest listing is in Wold Street, Malton, YO17 9FH

Get instant cash flow of £700 per calendar month with a 7.0% Gross Yield for investors.

This property has a potential to rent for £1,000 which would provide the investor a Gross Yield of 10.0% 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...







Wold Street, Malton, YO17 9FH



2 Bedrooms

1 Bathroom

Communal Private Parking

Communal Rear Garden

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 990 years

Current Rent: £700

Market Rent: £1,000

220012264

Lounge





Kitchen





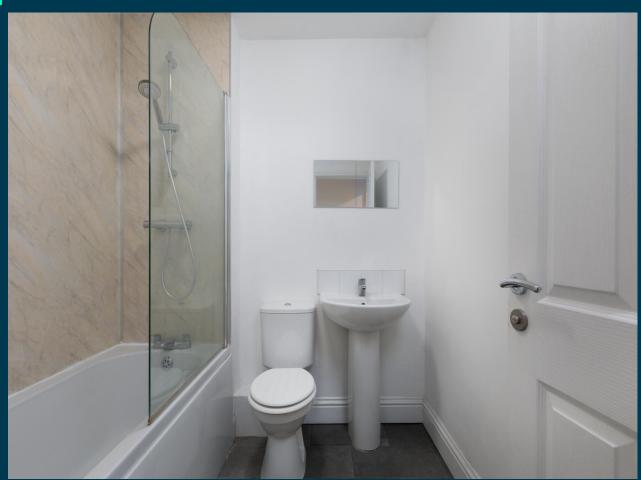
Bedrooms





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





The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is



Returns Based on Rental Income	£700	£1,000
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	ТВС	
Letting Fees	£70.00	£100.00
Total Monthly Costs	£516.25	£546.25
Monthly Net Income	£183.75	£453.75
Annual Net Income	£2,205.00	£5,445.00
Net Return	5.17 %	12.76%

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



Return Stress Test Analysis Report





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

Annual Net Income

£3,445.00

Adjusted To

Net Return

8.08%

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

Annual Net Income

£3,375.00

Adjusted To

Net Return

7.91%

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 £145,000.



2 bedroom flat for sale

+ Add to report

Middleton Court, Norton, Malton

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 Apr 2024 to 13 Dec 2024 (233 days) by Cundalls, Malton

£145,000

 $A \ spacious, ground \ floor \ two-bedroom \ apartment \ enjoying \ a \ pleasant \ southerly \ aspect, with \ spaciou...$



£140,000

2 bedroom flat for sale

+ Add to report

71A, Westgate, Pickering, North Yorkshire, YO18 8AZ8

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Oct 2024 to 11 Jul 2025 (262 days) by Rounthwaite & Woodhead, Pickering

First Floor Flat with Private Ground Floor Entrance | Located Within Easy Walking Distance of the...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

2 bedroom apartment

+ Add to report

Kirkdale Manor, Nawton

NO LONGER ADVERTISED LET AGREED

Marketed from 17 Feb 2025 to 3 Apr 2025 (44 days) by Bulmers Letting, Malton

Open Plan Kitchen Diner | Two Bedrooms | Biomass Heating | Communal Garden | Parking for Two Cars...



£1,050 pcm

2 bedroom apartment

+ Add to report

Oak Tree Court, Haxby, York, North Yorkshire, YO32

NO LONGER ADVERTISED LET AGREED

Marketed from 2 Dec 2024 to 31 Jan 2025 (59 days) by Reeds Rains, Haxby

Available Now | 2 Bedrooms | All electric no gas | Allocated parking space | Unfurnished

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**



Wold Street, Malton, YO17 9FH



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.