

LET PROPERTY PACK

INVESTMENT INFORMATION

Crossbank, Doncaster,
DN4

219546216

 www.letproperty.co.uk





Property Description

Our latest listing is in Crossbank, Doncaster, DN4

This property has a potential to rent for **£690** which would provide the investor a Gross Yield of **7.9%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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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Property Key Features

3 bedroom

1 bathroom

Spacious Room

Large Kitchen

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £690

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £105,000.00 and borrowing of £78,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 105,000.00

25% Deposit £26,250.00

SDLT Charge £5,250

Legal Fees £1,000.00

Total Investment £32,500.00

Projected Investment Return



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



Returns Based on Rental Income	£690
Mortgage Payments on £78,750.00 @ 5%	£328.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£69.00
Total Monthly Costs	£412.13
Monthly Net Income	£277.88
Annual Net Income	£3,334.50
Net Return	10.26%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,954.50**
Adjusted To

Net Return **6.01%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£1,759.50**
Adjusted To

Net Return **5.41%**

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 £100,000.



£100,000

2 bedroom terraced house for sale

Burton Avenue, Balby, Doncaster

NO LONGER ADVERTISED

Marketed from 19 Jul 2024 to 12 Sep 2024 (54 days) by haart, Doncaster

+ Add to report



£100,000

2 bedroom terraced house for sale

Burton Avenue, Doncaster

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Jan 2024 to 28 May 2024 (122 days) by Merryweathers, Mexborough

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

2 bedroom house

Burton Avenue, DONCASTER

NO LONGER ADVERTISED

Marketed from 12 Jun 2023 to 29 Aug 2023 (78 days) by William H. Brown Lettings, Doncaster

+ Add to report



£695 pcm

2 bedroom terraced house

Cross Bank, Balby, Doncaster, DN4

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Apr 2025 to 14 May 2025 (42 days) by Northwood, Doncaster

+ 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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