

LET PROPERTY PACK

INVESTMENT INFORMATION

Crossbank, Doncaster, DN4

219546216









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...







Crossbank, Doncaster, DN4



3 bedroom

1 bathroom

Spacious Room

Large Kitchen

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £690

219546216

Lounge



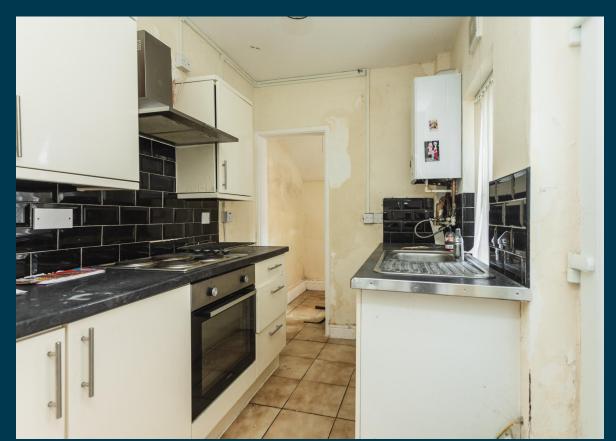






Kitchen









Bedrooms



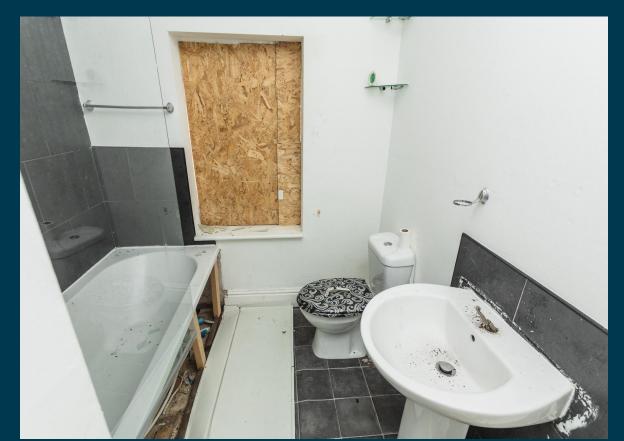






Bathroom









Exterior









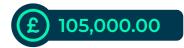
Initial Outlay





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



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.



+ Add to report

Burton Avenue, Balby, Doncaster

NO LONGER ADVERTISED

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

£100,000



+ Add to report



NO LONGER ADVERTISED

Burton Avenue, Doncaster

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

SOLD STC

£100,000

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**.



2 bedroom house

+ Add to report

Burton Avenue, DONCASTER

NO LONGER ADVERTISED

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

£700 pcm



£695 pcm

2 bedroom terraced house

+ Add to report

Cross Bank, Balby, Doncaster, DN4

NO LONGER ADVERTISED

LET AGREED

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

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



Current term of tenancy: N/A



Standard Tenancy Agreement In Place: **N/A**



Payment history: N/A



Fully compliant tenancy: N/A

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**

Crossbank, Doncaster, DN4



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.