

LET PROPERTY PACK

INVESTMENT INFORMATION

Cross Street, Doncaster,
DN4

219546240

 www.letproperty.co.uk





Property Description

Our latest listing is in Cross Street, Doncaster, DN4

Get instant cash flow of **£727** per calendar month with a **7.6%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **8.9%** 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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DN4

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Property Key Features

3 bedroom

1 bathroom

Spacious Room

Street Parking

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £727

Market Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit £28,750.00

SDLT Charge £5,750

Legal Fees £1,000.00

Total Investment £35,500.00

Projected Investment Return



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

The monthly rent of this property is currently set at £727 per calendar month but the potential market rent is

£ 850

Returns Based on Rental Income	£727	£850
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£72.72	£85.00
Total Monthly Costs	£447.09	£459.38
Monthly Net Income	£280.08	£390.63
Annual Net Income	£3,360.94	£4,687.50
Net Return	9.47%	13.20%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,987.50**
Adjusted To

Net Return **8.42%**

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

Annual Net Income **£2,962.50**
Adjusted To

Net Return **8.35%**

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

3 bedroom house for sale

Woodfield Road, Doncaster

NO LONGER ADVERTISED

Marketed from 17 Jul 2025 to 25 Jul 2025 (7 days) by Moss Properties Doncaster, Doncaster

+ Add to report



£100,000

3 bedroom semi-detached house for sale

Sheppard Road, Balby, Doncaster, DN4

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Mar 2024 to 13 Sep 2024 (179 days) by Reeds Rains, Doncaster

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

3 bedroom semi-detached house

Dixon Crescent, Balby, Doncaster, DN4

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Mar 2025 to 26 Apr 2025 (51 days) by Northwood, Doncaster

+ Add to report



£850 pcm

3 bedroom semi-detached house

Larchfield Road, Doncaster

NO LONGER ADVERTISED

Marketed from 21 Dec 2024 to 6 Feb 2025 (47 days) by Eadon Lockwood & Riddle, Sheffield

+ 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: **5 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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