

LET PROPERTY PACK

INVESTMENT INFORMATION

Grey Street, Crook, DL15
9EB

219656359

 www.letproperty.co.uk





Property Description

Our latest listing is in Grey Street, Crook, DL15 9EB

This property has a potential to rent for **£552** which would provide the investor a Gross Yield of **7.8%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...



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Property Key Features

2 Bedrooms

1 Bathroom

**Well-Equipped Kitchen with
Dining Area**

Spacious Lounge

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £552

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 85,000.00

25% Deposit £21,250.00

SDLT Charge £4,250

Legal Fees £1,000.00

Total Investment £26,500.00

Projected Investment Return



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



Returns Based on Rental Income	£552
Mortgage Payments on £63,750.00 @ 5%	£265.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£55.20
Total Monthly Costs	£335.83
Monthly Net Income	£216.18
Annual Net Income	£2,594.10
Net Return	9.79%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,490.10**
Adjusted To

Net Return **5.62%**

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

Annual Net Income **£1,319.10**
Adjusted To

Net Return **4.98%**

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 £90,000.



£90,000

2 bedroom terraced house for sale

Carville Terrace, Willington

CURRENTLY ADVERTISED

Marketed from 28 Jan 2025 by Robinsons, Crook

NO FORWARD CHAIN | Recently refurbished to a modern standard | Contemporary kitchen and bathroom

...

+ Add to report



£89,950

2 bedroom terraced house for sale

Greenhead, Crook

NO LONGER ADVERTISED

Marketed from 14 Jan 2025 to 8 Apr 2025 (84 days) by Robinsons, Crook

Two bedroom mid terrace | Re-fitted kitchen and bathroom | Solid fuel heating | Front garden & re...

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £595 based on the analysis carried out by our letting team at **Let Property Management**.



£595 pcm

2 bedroom terraced house

+ Add to report

High Hope Street, Crook, DL15

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 May 2025 to 4 Jul 2025 (49 days) by Sillars Investments, Lettings & Management, Darlington

Two Bedroom Terraced House | Rear Courtyard | Reposit Offered | Neat Kitchen | Family Bathroom | ...



£575 pcm

2 bedroom terraced house

+ Add to report

Milburn Street, Crook, County Durham, DL15

NO LONGER ADVERTISED

Marketed from 19 Sep 2024 to 17 Dec 2024 (88 days) by Downen, Bishop Auckland

WELL PRESENTED | POPULAR STREET | EXCELLENT LOCAL AMENITIES | IDEAL FOR YOUNG FAMILY | VIEWING AD...



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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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