

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Grey Street, Crook, DL15 9EB

219656359











## **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...







Grey Street, Crook, DL15 9EB



# **Property Key Features**

2 Bedrooms

1 Bathroom

Well-Equipped Kitchen with Dining Area

**Spacious Lounge** 

**Factor Fees: TBC** 

**Ground Rent: Freehold** 

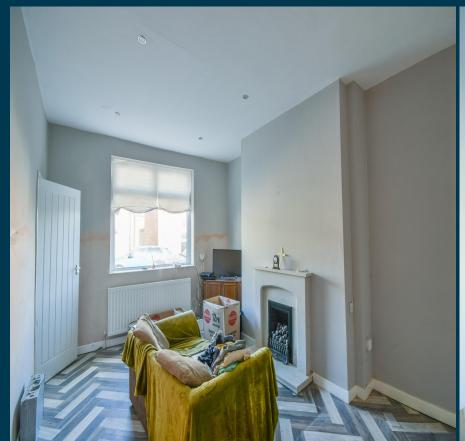
Lease Length: Freehold

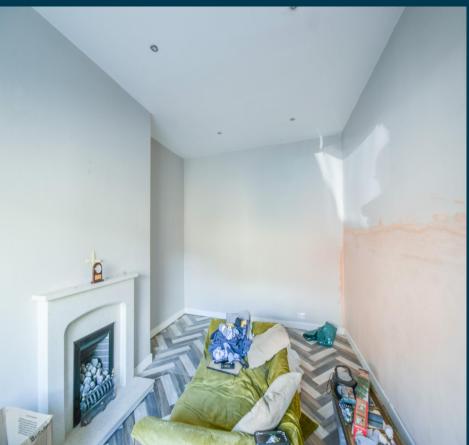
Market Rent: £552

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# Lounge







# Kitchen

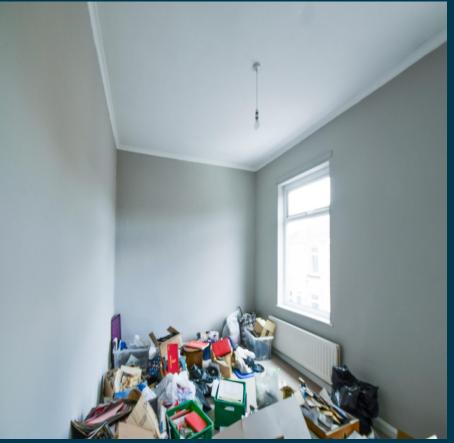




# **Bedrooms**







# Bathroom





## **Exterior**





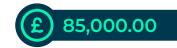
## **Initial Outlay**





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**



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	ТВС
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

£89,950

#### 2 bedroom terraced house for sale

+ Add to report

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



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...

#### 2 bedroom terraced house for sale

+ Add to report

Greenhead, Crook

## **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

£575 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 | ...



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 Dowen, Bishop Auckland

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





# Interested in this property investment?

Call us on **0141 478 0985** 



Grey Street, Crook, DL15 9EB



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.