

LET PROPERTY PACK

INVESTMENT INFORMATION

Montrose Drive, Goole,
DN14

219909757

 www.letproperty.co.uk





Property Description

Our latest listing is in Montrose Drive, Goole, DN14

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **9.2%** 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

1 Bedroom

1 Bathroom

Spacious Room

Good Condition

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 50 years

Market Rent: £550

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £72,000.00 and borrowing of £54,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 72,000.00

25% Deposit	£18,000.00
SDLT Charge	£3,600
Legal Fees	£1,000.00
Total Investment	£22,600.00

Projected Investment Return



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



Returns Based on Rental Income	£550
Mortgage Payments on £54,000.00 @ 5%	£225.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£55.00
Total Monthly Costs	£295.00
Monthly Net Income	£255.00
Annual Net Income	£3,060.00
Net Return	13.54%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,960.00**
Adjusted To

Net Return **8.67%**

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

Annual Net Income **£1,980.00**
Adjusted To

Net Return **8.76%**

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 flat for sale

Olive Grove, Goole, DN14

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 Sep 2021 to 12 Oct 2021 (27 days) by Strike, Yorkshire

+ Add to rep



£95,000

2 bedroom flat for sale

Olive Grove, Goole

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Feb 2025 to 21 Jul 2025 (163 days) by Link Agency, covering East Yorkshire

+ Add to

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £550 based on the analysis carried out by our letting team at **Let Property Management**.



£550 pcm

1 bedroom flat

Pasture Road, Goole, East Yorkshire, DN14

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Jul 2025 to 11 Aug 2025 (17 days) by Your Move, Goole

+ Add to report



£550 pcm

1 bedroom flat

Pasture Road, Goole

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Jun 2025 to 6 Aug 2025 (47 days) by Link Agency, covering East Yorkshire

+ Add to report



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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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