

LET PROPERTY PACK

INVESTMENT INFORMATION

Grafton Street, Hull, HU5
2NP

219238476

 www.letproperty.co.uk





Property Description

Our latest listing is in Grafton Street, Hull, HU5 2NP

Get instant cash flow of **£600** per calendar month with a **9.0%** Gross Yield for investors.

This property has a potential to rent for **£769** which would provide the investor a Gross Yield of **11.54%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Grafton Street, Hull, HU5
2NP

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Property Key Features

3 Bedrooms

1 Bathroom

On-Street Parking

Private Rear Garden

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £600

Market Rent: £769

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £92,000.00 and borrowing of £69,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 92,000.00

| | |
|------------------|------------|
| 25% Deposit | £23,000.00 |
| SDLT Charge | £4,600 |
| Legal Fees | £1,000.00 |
| Total Investment | £28,600.00 |

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£769



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



| Returns Based on Rental Income | £600 | £769 |
|--------------------------------------|-----------|-----------|
| Mortgage Payments on £69,000.00 @ 5% | £287.50 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | TBC | |
| Ground Rent | Freehold | |
| Letting Fees | £60.00 | £76.90 |
| Total Monthly Costs | £362.50 | £379.40 |
| Monthly Net Income | £237.50 | £389.60 |
| Annual Net Income | £2,850.00 | £4,675.20 |
| Net Return | 9.97% | 16.35% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,137.20**
Adjusted To

Net Return **10.97%**

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

Annual Net Income **£3,295.20**
Adjusted To

Net Return **11.52%**

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 £99,950.



£99,950

3 bedroom terraced house for sale

+ Add to report

Grafton Street, Hull

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Nov 2024 to 24 Mar 2025 (143 days) by Oscars, Hull

Mid Terraced House Ideal Investment or Starter Home | 3 Bedrooms | 2 Reception Rooms | No Chain ...



£95,000

3 bedroom terraced house for sale

+ Add to report

Grafton Street, Hull

CURRENTLY ADVERTISED

Marketed from 25 Jul 2025 by Hanbeck Estate Agents, Hull

** NO CHAIN ** | Popular Location | 3 Great Sized Bedrooms | Excellent Transport Links | Close to...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



£825 pcm

3 bedroom terraced house

Washington Street, HULL

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Jan 2025 to 20 Mar 2025 (60 days) by William H. Brown Lettings, Hull (Holderness Road)

AVAILABLE NOW! | HU5 Location | EPC Rating C | Two Reception Rooms | Spacious Property | Rear Cou...

+ Add to report



£795 pcm

3 bedroom terraced house

Ella Street, Newland Avenue, Hull, Yorkshire, HU5

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Apr 2025 to 30 May 2025 (31 days) by Linley & Simpson, Hessle

NO DEPOSIT OPTION AVAILABLE | THREE BEDROOMS | MID-TERRACED | DEPOSIT £917 | EPC RATING D

+ 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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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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