

LET PROPERTY PACK

INVESTMENT INFORMATION

Eastern Villas, Hull, HU9

215288025

 www.letproperty.co.uk





Property Description

Our latest listing is in Eastern Villas, Hull, HU9

This property has a potential to rent for **£593** which would provide the investor a Gross Yield of **9.5%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Eastern Villas, Hull, HU9

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Well-Maintained Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £593

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £75,000.00 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 75,000.00

25% Deposit **£18,750.00**

SDLT Charge **£3,750**

Legal Fees **£1,000.00**

Total Investment **£23,500.00**

Projected Investment Return



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



Returns Based on Rental Income	£593
Mortgage Payments on £56,250.00 @ 5%	£234.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£59.30
Total Monthly Costs	£308.68
Monthly Net Income	£284.33
Annual Net Income	£3,411.90
Net Return	14.52%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,225.90**
Adjusted To

Net Return **9.47%**

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

Annual Net Income **£2,286.90**
Adjusted To

Net Return **9.73%**

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 £135,000.



£135,000

2 bedroom house for sale

Staxton Court, Hull

NO LONGER ADVERTISED

Marketed from 9 Sep 2024 to 22 Oct 2024 (42 days) by Urban Property, Hull

[+ Add to report](#)



£134,950

2 bedroom semi-detached house for sale

Wentworth Way, Hull, East Yorkshire, HU9

CURRENTLY ADVERTISED

SOLD STC

Marketed from 25 Jul 2025 by Reeds Rains, Hull

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our letting team at **Let Property Management**.



£675 pcm

2 bedroom terraced house

1 Floral Avenue, Rensburg Street, Hull, HU9 2NW

CURRENTLY ADVERTISED

Marketed from 13 Aug 2025 by Lime Property, Hull

[+ Add to report](#)



£675 pcm

2 bedroom terraced house

Rensburg Street, Hull, East Riding of Yorkshi, HU9

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Jun 2025 to 3 Jul 2025 (13 days) by Reeds Rains, Hull

[+ 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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