

LET PROPERTY PACK

INVESTMENT INFORMATION

Langridge Crescent,
Middlesbrough, TS3

216280774

 www.letproperty.co.uk





Property Description

Our latest listing is in Langridge Crescent, Middlesbrough, TS3

Get instant cash flow of **£550** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£770** which would provide the investor a Gross Yield of **7.3%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



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Middlesbrough, TS3

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Property Key Features

3 bedrooms

1 bathroom

Private outdoor space

Versatile living areas

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £550

Market Rent: £770

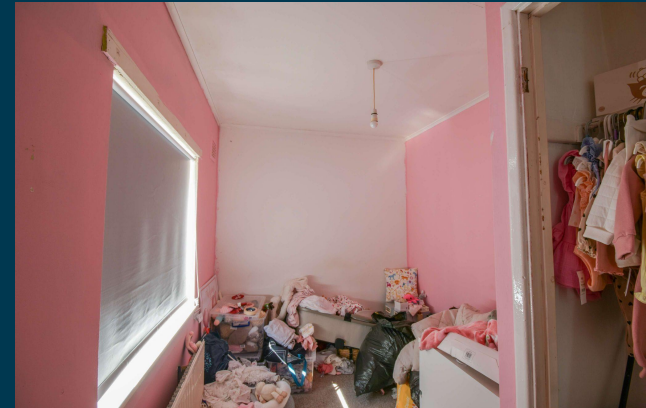
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £127,000.00 and borrowing of £95,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 127,000.00

25% Deposit	£31,750.00
SDLT Charge	£6,390
Legal Fees	£1,000.00
Total Investment	£39,140.00

Projected Investment Return



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

The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 770

Returns Based on Rental Income	£550	£770
Mortgage Payments on £95,250.00 @ 5%	£396.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£55.00	£77.00
Total Monthly Costs	£466.88	£488.88
Monthly Net Income	£83.13	£281.13
Annual Net Income	£997.50	£3,373.50
Net Return	2.55%	8.62%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,833.50**
Adjusted To

Net Return **4.68%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£1,468.50**
Adjusted To

Net Return **3.75%**

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 £105,000.



£105,000

3 bedroom semi-detached house for sale

Langridge Crescent, Middlesbrough, Cleveland

CURRENTLY ADVERTISED

SOLD STC

Marketed from 26 Dec 2024 by My Property Box, Darlington

+ Add to report



£100 000

3 bedroom semi-detached house for sale

Langridge Crescent, Middlesbrough, North Yorkshire, TS3

NO LONGER ADVERTISED

Marketed from 9 Jun 2025 to 5 Sep 2025 (87 days) by Bridgfords, Middlesbrough

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



£725 pcm

3 bedroom semi-detached house

+ Add to report

Langridge Crescent, Middlesbrough, North Yorkshire, TS3

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Jun 2025 to 27 Aug 2025 (74 days) by Kings Sales & Letting Agents, Yarm



£675 pcm

3 bedroom semi-detached house

+ Add to report

Langridge Crescent, Middlesbrough

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Jun 2025 to 8 Aug 2025 (67 days) by Michael Poole, Middlesbrough

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 2 years**



Payment history: **On time for the 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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