

LET PROPERTY PACK

INVESTMENT INFORMATION

Griffin Road, Hull, HU9 4TD

221327746

 www.letproperty.co.uk





Property Description

Our latest listing is in Griffin Road, Hull, HU9 4TD

Get instant cash flow of **£650** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **9.5%** 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...



Griffin Road, Hull, HU9
4TD

221327746



Property Key Features

2 Bedrooms

1 Bathroom

Private Driveway Parking

Private Front and Rear Gardens

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650

Market Rent: £950

Lounge



Kitchen



Bedrooms



LETPROPERTY



Bathroom



Exterior





Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 138,000.00

25% Deposit £34,500.00

SDLT Charge £7,160

Legal Fees £1,000.00

Total Investment £42,660.00

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 950



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



Returns Based on Rental Income	£650	£950
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£65.00	£95.00
Total Monthly Costs	£511.25	£541.25
Monthly Net Income	£138.75	£408.75
Annual Net Income	£1,665.00	£4,905.00
Net Return	3.90%	11.50%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,005.00**
Adjusted To

Net Return **7.04%**

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

Annual Net Income **£2,835.00**
Adjusted To

Net Return **6.65%**

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 £145,000.



£145,000

2 bedroom end of terrace house for sale

Waudby Way, Hull

NO LONGER ADVERTISED

Marketed from 28 Apr 2025 to 16 Jun 2025 (48 days) by Leonards, Hull

+ Add to report

Well Presented Two Bedroom End House (row of three) | Built by Keepmoat Homes | Remainder of NHBC...



£140,000

2 bedroom end of terrace house for sale

Hathersage Road, Hull, HU8 0EN

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 Aug 2024 to 6 Dec 2024 (107 days) by Rezee, Hull

+ Add to report

Wet Room & Separate WC | Generous Plot | Light and Spacious Through Lounge/Dining Room | Lovely F...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

2 bedroom end of terrace house

Chambers Avenue, Hessle, East Riding of Yorkshi, HU13

CURRENTLY ADVERTISED

Marketed from 23 Sep 2025 by Linley & Simpson, Hull

Deposit Free Option Available | Two x Off Street Parking | Modern Kitchen with Bi-Fold Doors | Tw...

+ Add to report



£950 pcm

2 bedroom end of terrace house

Ellerburn Avenue, Hull

CURRENTLY ADVERTISED

LET AGREED

Marketed from 8 Aug 2025 by Symonds & Greenham, Hull

AVAILABLE NOW! ONE NOT TO BE MISSED !! HIGHLY REFURBISHED , END TERRACED TWO BED PROPERTY WITH LA...

+ Add to report

Current Tenant Profile



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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