

LET PROPERTY PACK

INVESTMENT INFORMATION

Silverdales, Dinnington,
Sheffield, S25 2RS

221309180

 www.letproperty.co.uk





Property Description

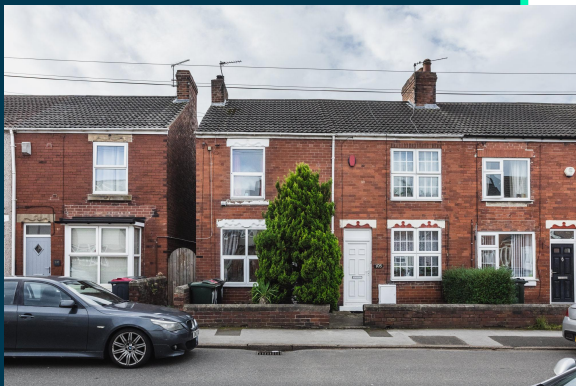
Our latest listing is in Silverdales, Dinnington, Sheffield, S25 2RS

Get instant cash flow of **£550** per calendar month with a **6.95%** Gross Yield for investors.

This property has a potential to rent for **£836** which would provide the investor a Gross Yield of **10.56%** 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...



Silverdales, Dinnington,
Sheffield, S25 2RS

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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: £550

Market Rent: £836

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £109,000.00 and borrowing of £81,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 109,000.00

25% Deposit	£27,250.00
SDLT Charge	£5,450
Legal Fees	£1,000.00
Total Investment	£33,700.00

Projected Investment Return



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

£ 836



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



Returns Based on Rental Income	£550	£836
Mortgage Payments on £81,750.00 @ 5%	£340.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£55.00	£83.60
Total Monthly Costs	£410.63	£439.23
Monthly Net Income	£139.38	£396.78
Annual Net Income	£1,672.50	£4,761.30
Net Return	4.96%	14.13%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,089.30**
Adjusted To

Net Return **9.17%**

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

Annual Net Income **£3,126.30**
Adjusted To

Net Return **9.28%**

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 £120,000.



£120,000

2 bedroom end of terrace house for sale

+ Add to report

Rotherham Road, Dinnington, Sheffield

NO LONGER ADVERTISED

Marketed from 27 Dec 2024 to 21 Jan 2025 (25 days) by William H. Brown, Dinnington Sheffield

SPACIOUS TWO BEDROOM END TERRACED PROPERTY | GENEROUS ACCOMMODATION | OF PARTICULAR INTEREST TO ...



£115,000

2 bedroom end of terrace house for sale

+ Add to report

Church Lane, Dinnington, Sheffield

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Jul 2024 to 13 Dec 2024 (140 days) by Bell & Co Estates, Kiveton Park

No Vendor Chain | A great project | Perfect for a First Time Buyer or Investor | Two Double Bedro...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £925 based on the analysis carried out by our letting team at **Let Property Management**.



£925 pcm

2 bedroom end of terrace house

+ Add to report

Cotswold Drive, Aston, Sheffield, South Yorkshire, S26

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Apr 2025 to 23 May 2025 (23 days) by Reeds Rains, Dinnington

EPC Grade E | Council Tax Band A | Zero Deposit Guarantee Available | Available Soon | Two Bedroo...



£850 pcm

2 bedroom end of terrace house

+ Add to report

Pearl Drive, Gateford, Worksop

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Jan 2025 to 3 Mar 2025 (38 days) by Martin & Co, Worksop

A Holding Deposit is Required Which is Equivalent to One Weeks Rent | Recently Developed | 2 Park...

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

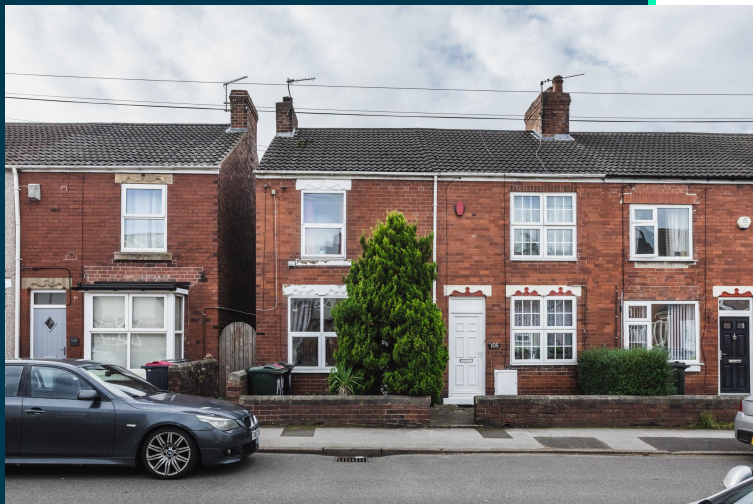


Current term of tenancy: **Moved in
within the last 2 years**



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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