

LET PROPERTY PACK

INVESTMENT INFORMATION

Marshfield Road, Goole, DN14 5JQ

219096581











Property Description

Our latest listing is in Marshfield Road, Goole, DN14 5JQ

Get instant cash flow of £600 per calendar month with a 7.58% Gross Yield for investors.

This property has a potential to rent for £677 which would provide the investor a Gross Yield of 8.55% 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...







Marshfield Road, Goole, DN14 5JQ



Property Key Features

2 Bedrooms

1 Bathroom

On-Street Parking

Private Rear Garden

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £600

Market Rent: £677

219096581

Lounge









Kitchen





Bedrooms







Bathroom





Exterior





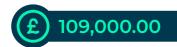
Initial Outlay





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



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 £600 per calendar month but the potential market rent is



Returns Based on Rental Income	£600	£677
Mortgage Payments on £81,750.00 @ 5%	£340.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	Freehold	
Letting Fees	£60.00	£67.70
Total Monthly Costs	£415.63	£423.33
Monthly Net Income	£184.38	£253.68
Annual Net Income	£2,212.50	£3,044.10
Net Return	6.57%	9.03%

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

Return Stress Test Analysis Report





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

Annual Net Income

£1,690.10

Adjusted To

Net Return

5.02%

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

Annual Net Income

£1,409.10

Adjusted To

Net Return

4.18%

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 terraced house for sale

+ Add to report

Malvern Road, Goole, Goole, DN14

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Sep 2024 to 27 Feb 2025 (160 days) by Northwood, Goole

IDEAL FIRST TIME BUY OR INVESTMENT | TWO/ THREE BEDROOMS | ATTRACTIVE KITCHEN | LARGE REAR GARDEN...



£115,000

2 bedroom terraced house for sale

+ Add to report

Kent Road, Goole

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 May 2025 to 12 Sep 2025 (107 days) by Link Agency, covering East Yorkshire

Super location | Enclosed gardens which are not overlooked to the rear | Mature plants and well e...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

2 bedroom terraced house

+ Add to report

Olive Grove, Goole

NO LONGER ADVERTISED LET AGREED

Marketed from 10 Jun 2025 to 2 Jul 2025 (21 days) by Link Agency, covering East Yorkshire

Popular location | Walking distance to local schools | Allocated parking | Freshly decorated | Wh...



£700 pcm

2 bedroom terraced house

+ Add to report

Marlborough Avenue, Goole, East Riding of Yorkshi, DN14

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Jul 2025 to 25 Jul 2025 (22 days) by Your Move, Goole

Presenting this beautifully decorated two bedroom terraced house to rent in Goole. The property i...

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



Current term of tenancy: 8 years



Standard Tenancy Agreement In Place: **Yes**



Payment history: On time for length of tenancy



Fully compliant tenancy: Yes

Fully compliant tenancy including EICR & Gas Safety in order

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.





Interested in this property investment?

Call us on **0141 478 0985**



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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.