

LET PROPERTY PACK

INVESTMENT INFORMATION

Marshfield Road, Goole,
DN14 5JQ

219096581

 www.letproperty.co.uk





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...



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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

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 £600 per calendar month but the potential market rent is

£ 677



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



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	TBC	
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%

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

Malvern Road, Goole, Goole, DN14

NO LONGER ADVERTISED

SOLD STC

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

+ Add to report

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



£115,000

2 bedroom terraced house for sale

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

+ Add to report

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

Olive Grove, Goole

NO LONGER ADVERTISED

LET AGREED

+ Add to report

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

Marlborough Avenue, Goole, East Riding of Yorkshi, DN14

NO LONGER ADVERTISED

LET AGREED

+ Add to report

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.



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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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