

LET PROPERTY PACK

INVESTMENT INFORMATION

Melbourne Street, Hull,
HU5

222095686

 www.letproperty.co.uk





Property Description

Our latest listing is in Melbourne Street, Hull, HU5

Get instant cash flow of **£750** per calendar month with a **6.1%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **7.8%** 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...



Melbourne Street, Hull,
HU5

222095686



Property Key Features

4 bedrooms

1 bathroom

Private indoor space

Versatile living areas

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £750

Market Rent: £950

Lounge



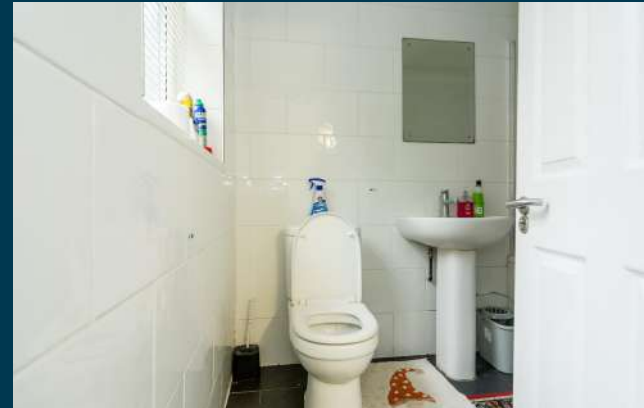
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of 147,000.00 and borrowing of £110,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 147,000.00

25% Deposit	£36,750.00
SDLT Charge	£7,790
Legal Fees	£1,000.00
Total Investment	£45,540.00

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 950

Returns Based on Rental Income	£750	£950
Mortgage Payments on £110,250.00 @ 5%	£459.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£75.00	£95.00
Total Monthly Costs	£549.38	£569.38
Monthly Net Income	£200.63	£380.63
Annual Net Income	£2,407.50	£4,567.50
Net Return	5.29%	10.03%

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 **£2,667.50**
Adjusted To

Net Return **5.86%**

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

Annual Net Income **£2,362.50**
Adjusted To

Net Return **5.19%**

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 £142,500.

 £142,500	4 bedroom end of terrace house for sale 215a & 215b Newland Avenue CURRENTLY ADVERTISED Marketed from 12 Apr 2025 by Neil Kaye Estate Agents, Hull + Add to report
 £139,950	4 bedroom terraced house for sale Lambton Street, Hull, HU5 NO LONGER ADVERTISED SOLD STC Marketed from 5 Nov 2024 to 6 Dec 2024 (30 days) by Emoov, Chelmsford + Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,228 based on the analysis carried out by our letting team at **Let Property Management**.



£1,228 pcm

4 bedroom terraced house

+ Add to report

Manvers Street, Hull, East Riding Of Yorkshire, HU5

NO LONGER ADVERTISED

Marketed from 8 Apr 2021 to 27 Feb 2025 (1420 days) by Tradepark Limited, Beverley



£825 pcm

4 bedroom terraced house

+ Add to report

5 Melbourne Street, Hull

NO LONGER ADVERTISED

Marketed from 7 May 2025 to 7 May 2025 by Tulip, Hull

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

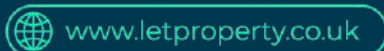


Current term of tenancy: **Moved in within 2 years**



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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