

LET PROPERTY PACK

INVESTMENT INFORMATION

Ryedale Street,
Middlesbrough, TS3 6PF

222719596

 www.letproperty.co.uk





Property Description

Our latest listing is in Ryedale Street, Middlesbrough, TS3 6PF

Get instant cash flow of **£600** per calendar month with a **11.1%** Gross Yield for investors.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...



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Property Key Features

2 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £600

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £65,000.00 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 65,000.00

25% Deposit £16,250.00

SDLT Charge £3,250

Legal Fees £1,000.00

Total Investment £20,500.00

Projected Investment Return



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



Returns Based on Rental Income	£600.00
Mortgage Payments on £48,750.00 @ 5%	£203.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£60.00
Total Monthly Costs	£278.13
Monthly Net Income	£321.88
Annual Net Income	£3,862.50
Net Return	18.84%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,662.50**
Adjusted To

Net Return **12.99%**

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

Annual Net Income **£2,887.50**
Adjusted To

Net Return **14.09%**

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 £75,000.



£75,000

2 bedroom terraced house for sale

+ Add to report

Stainton Street, Middlesbrough, North Yorkshire, TS3

CURRENTLY ADVERTISED

Marketed from 6 Nov 2025 by Bridgfords, Middlesbrough

Beautifully Presented Two Bedroom Terraced House - Stainton Street, Middlesbrough This stunning two bed



£70,000

2 bedroom terraced house for sale

+ Add to report

Beaumont Road, Middlesbrough, North Yorkshire, TS3

NO LONGER ADVERTISED

Marketed from 5 Jul 2023 to 29 Feb 2024 (238 days) by Bridgfords, Middlesbrough

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

2 bedroom terraced house

Conyers Way, Middlesbrough TS3 6LP

CURRENTLY ADVERTISED

LET AGREED

Marketed from 15 Oct 2025 by Lettings Express, Normanby

+ Add to report



£695 pcm

2 bedroom end of terrace house

Henry Street, North Ormesby, Middlesbrough, TS3

NO LONGER ADVERTISED

Marketed from 29 Nov 2023 to 1 Dec 2023 (2 days) by OpenRent, London

+ Add to report

No Agent Fees | Students Can Enquire | Property Reference Number: 1011504

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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