

LET PROPERTY PACK

INVESTMENT INFORMATION

Park Road, Askern,
Doncaster, DN6

220450010

 www.letproperty.co.uk





Property Description

Our latest listing is in Park Road, Askern, Doncaster, DN6

Get instant cash flow of **£420** per calendar month with a **5.9%** Gross Yield for investors.

This property has a potential to rent for **£652** which would provide the investor a Gross Yield of **9.1%** 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...



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Property Key Features

2 bedrooms

1 bathroom

Spacious rooms

Good condition

Factor Fees: TBC

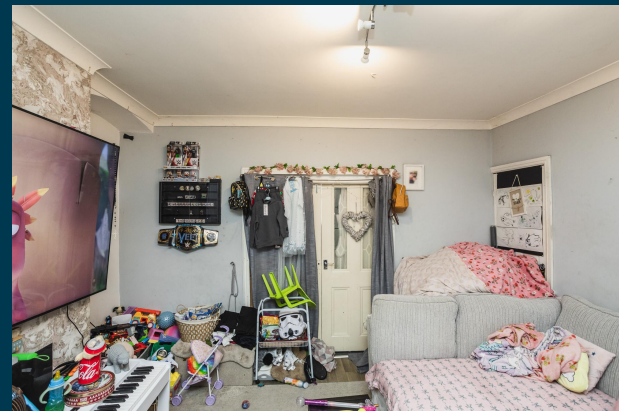
Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £420

Market Rent: £652

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £86,000.00 and borrowing of £64,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 86,000.00

25% Deposit	£21,500.00
SDLT Charge	£4,300
Legal Fees	£1,000.00
Total Investment	£26,800.00

Projected Investment Return



The monthly rent of this property is currently set at £420 per calendar month but the potential market rent is

£ 652

Returns Based on Rental Income	£420	£652
Mortgage Payments on £64,500.00 @ 5%	£268.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£42.00	£65.20
Total Monthly Costs	£325.75	£348.95
Monthly Net Income	£94.25	£303.05
Annual Net Income	£1,131.00	£3,636.60
Net Return	4.22%	13.57%

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 **£2,332.60**
Adjusted To

Net Return **8.70%**

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

Annual Net Income **£2,346.60**
Adjusted To

Net Return **8.76%**

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 £95,000.



£95,000

2 bedroom terraced house for sale



Avenue Road, Doncaster, DN6

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Jan 2022 to 8 Dec 2022 (336 days) by Purplebricks, covering Doncaster



£90,000

2 bedroom terraced house for sale



Avenue Road, Askern, Doncaster, DN6

NO LONGER ADVERTISED

SOLD STC

Marketed from 30 Sep 2024 to 12 Feb 2025 (134 days) by Yopa, East Midlands & Yorkshire

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our letting team at **Let Property Management**.



£675 pcm

2 bedroom terraced house

Avenue Road, Askern

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Sep 2025 to 22 Oct 2025 (39 days) by Beecroft Estates, Mexborough



£650 pcm

2 bedroom terraced house

Avenue Road, Askern, Doncaster, DN6

CURRENTLY ADVERTISED

Marketed from 17 Nov 2025 by Northwood, Doncaster

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: **5 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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