

LET PROPERTY PACK

INVESTMENT INFORMATION

Asquith Road, Doncaster, DN5

223247773











Property Description

Our latest listing is in Asquith Road, Doncaster, DN5

Get instant cash flow of £750 per calendar month with a 11.1% Gross Yield for investors.

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...







Asquith Road, Doncaster, DN5



2 Bedrooms

1 Bathroom

Expansive Lounge

Modern Kitchen with Dining Space

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £750

223247773

Lounge









Kitchen









Bedrooms









Bathroom









Exterior









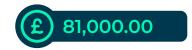
Initial Outlay





Figures based on assumed purchase price of £81,000.00 and borrowing of £60,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£20,250.00**

SDLT Charge £4,050

Legal Fees £1,000.00

Total Investment £25,300.00

Projected Investment Return





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

The monthly rent of this property is currently set at £750 per calendar month.

Returns Based on Rental Income	£750
Mortgage Payments on £60,750.00 @ 5%	£253.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	Freehold
Letting Fees	£75.00
Total Monthly Costs	£343.13
Monthly Net Income	£406.88
Annual Net Income	£4,882.50
Net Return	19.30%

Return Stress Test Analysis Report





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

£3,382.50

Annual Net Income

. . .

Adjusted To

13.37%

Net Return

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

Annual Net Income

£3,667.50

Adjusted To

Net Return

14.50%

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 £130,000.



2 bedroom terraced house for sale

+ Add to

Bentley Road, Bentley, Doncaster

CURRENTLY ADVERTISED

Marketed from 1 Aug 2025 by haart, Doncaster

£130,000



2 bedroom terraced house for sale

Bentley Road, Bentley, Doncaster

NO LONGER ADVERTISED

SOLD STC

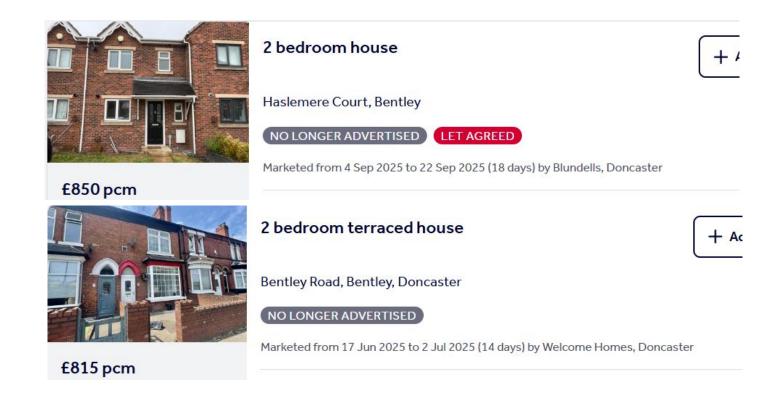
Marketed from 18 May 2024 to 4 Feb 2025 (261 days) by William H. Brown, Doncaste

£120,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



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: **Moved** within the last 2 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**



Asquith Road, Doncaster, DN5



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.