

LET PROPERTY PACK

INVESTMENT INFORMATION

St. Catherines Avenue,
Doncaster, DN4

219546180

 www.letproperty.co.uk





Property Description

Our latest listing is in St. Catherines Avenue, Doncaster, DN4

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **8.6%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Property Key Features

3 bedroom

1 bathroom

Spacious Room

Street Parking

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £105,000.00 and borrowing of £78,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 105,000.00

25% Deposit £26,250.00

SDLT Charge £5,250

Legal Fees £1,000.00

Total Investment £32,500.00

Projected Investment Return



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



Returns Based on Rental Income	£750
Mortgage Payments on £78,750.00 @ 5%	£328.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£75.00
Total Monthly Costs	£418.13
Monthly Net Income	£331.88
Annual Net Income	£3,982.50
Net Return	12.25%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,482.50**
Adjusted To

Net Return **7.64%**

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

Annual Net Income **£2,407.50**
Adjusted To

Net Return **7.41%**

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 £100,000.



£100,000

3 bedroom terraced house for sale

Belmont Avenue, Doncaster, South Yorkshire, DN4

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Oct 2024 to 21 Mar 2025 (146 days) by Whitegates, Doncaster

+ Add to report



£100,000

3 bedroom terraced house for sale

Victoria Road, Doncaster, DN4

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Sep 2024 to 9 Jun 2025 (255 days) by Purplebricks, covering Doncaster

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

3 bedroom terraced house

St. Catherines Avenue, DONCASTER

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 May 2025 to 21 May 2025 (15 days) by William H. Brown Lettings, Doncaster

+ Add to report



£795 pcm

3 bedroom terraced house

Lister Avenue, Doncaster, DN4

NO LONGER ADVERTISED

Marketed from 17 Feb 2025 to 20 Mar 2025 (30 days) by OpenRent, London

+ Add to report

Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

- ✓ Tenancy Agreement in place: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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.



St. Catherine's Avenue, Doncaster, DN4

219546180

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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