

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Gladstone Road, Doncaster, DN4

217545756











## **Property Description**

Our latest listing is in Gladstone Road, Doncaster, DN4

Get instant cash flow of £585 per calendar month with a 7.4% Gross Yield for investors.

This property has a potential to rent for £700 which would provide the investor a Gross Yield of 8.8% 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...







Gladstone Road, Doncaster, DN4



2 bedroom

2 bathroom

**Spacious Rooms** 

**Good Condition** 

Factor Fees: £0

**Ground Rent: Freehold** 

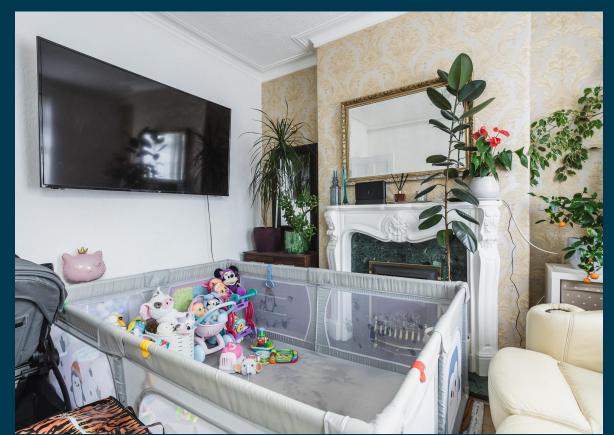
Lease Length: Freehold

**Current Rent: £585** 

Market Rent: £700

# Lounge









# Kitchen









# Bedrooms



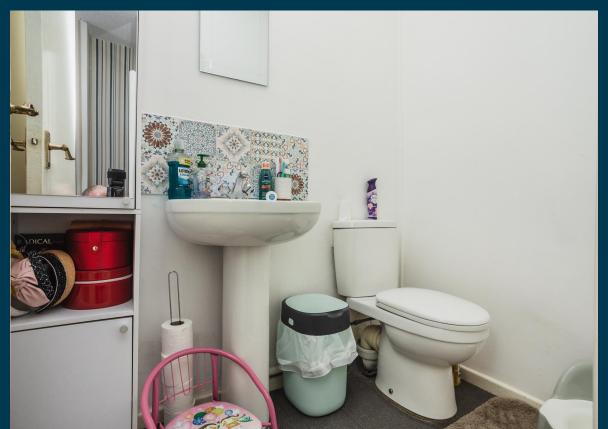






# Bathroom









# **Exterior**









## **Initial Outlay**





Figures based on assumed purchase price of £95,000.00 and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£23,750.00** 

SDLT Charge £4,750

Legal Fees £1,000.00

Total Investment £29,500.00

### **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 £585 per calendar month but the potential market rent is

	700
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Returns Based on Rental Income	£585	£700
Mortgage Payments on £71,250.00 @ 5%	£296.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£58.50	£70.00
Total Monthly Costs	£370.38	£381.88
Monthly Net Income	£214.63	£318.13
Annual Net Income	£2,575.50	£3,817.50
Net Return	<b>8.73</b> %	<b>12.94</b> %

## Return Stress Test Analysis Report





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

Annual Net Income

£2,417.50

Adjusted To

Net Return

8.19%

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

Annual Net Income

£2,392.50

Adjusted To

Net Return

**8.11%** 

## 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 £80,000.



£80,000



Gladstone Road, Doncaster, DN4

NO LONGER ADVERTISED SOLD STC

Marketed from 29 Jul 2024 to 16 Oct 2024 (79 days) by BRH, Doncaster



£70,000

#### 2 bedroom town house for sale

Gladstone Road, Hexthorpe, Doncaster

NO LONGER ADVERTISED

Marketed from 12 Sep 2022 to 13 Feb 2024 (519 days) by Horton Knights, Doncaster

+ Add to report

+ Add to report

## Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom terraced house

+ Add to report

Gladstone Road, Doncaster, DN4

NO LONGER ADVERTISED

Marketed from 25 Jun 2025 to 20 Aug 2025 (55 days) by OpenRent, London

£750 pcm



£675 pcm

2 bedroom terraced house

+ Add to report

Gladstone Road, Hexthorpe, DN4

NO LONGER ADVERTISED

Marketed from 13 Jun 2025 to 25 Jun 2025 (12 days) by Kembles Estates, Doncaster

#### **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: 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.





# Interested in this property investment?

Call us on **0141 478 0985** 



Gladstone Road, Doncaster, DN4



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.