

LET PROPERTY PACK

INVESTMENT INFORMATION

Yearby Close, Eston,
Middlesbrough, TS6

228633975

 www.letproperty.co.uk





Property Description

Our latest listing is in Yearby Close, Eston, Middlesbrough, TS6

Get instant cash flow of **£550** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **7.5%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



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Middlesbrough, TS6

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Property Key Features

3 Bedrooms

2 Bathrooms

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £550 PM

Market Rent: £650 PM

Lounge



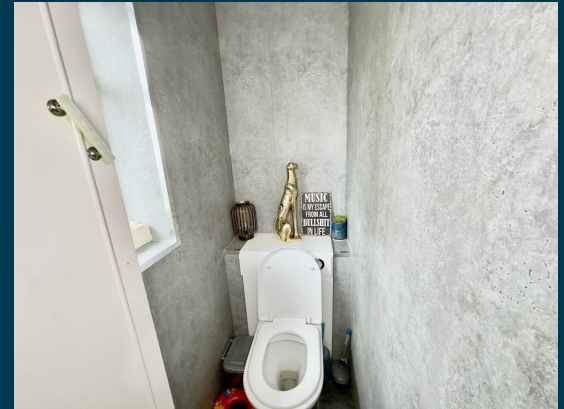
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £103,500 and borrowing of £77,625.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 103,500.00

25% Deposit	£25,875.00
SDLT Charge	£5,175
Legal Fees	£1,000.00
Total Investment	£32,050.00

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 £550 per calendar month but the potential market rent is

£ 650

Returns Based on Rental Income	£550	£650
Mortgage Payments on £77,625.00 @ 5%	£323.44	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£55.00	£65.00
Total Monthly Costs	£393.44	£403.44
Monthly Net Income	£156.56	£246.56
Annual Net Income	£1,878.75	£2,958.75
Net Return	5.86%	9.23%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,658.75**
Adjusted To

Net Return **5.18%**

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

Annual Net Income **£1,406.25**
Adjusted To

Net Return **4.39%**

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.



£130,000

3 bedroom end of terrace house for sale

+ Add to req

Marton Crescent, Eston

NO LONGER ADVERTISED

Marketed from 24 May 2026 to 7 Jul 2026 (44 days) by Michael Poole, Eston



£129,995

3 bedroom semi-detached house for sale

+ Add to req

Nab Close, Middlesbrough, TS6

NO LONGER ADVERTISED

Marketed from 8 Sep 2025 to 12 Sep 2025 (3 days) by G.R. Estates, Stockton-on-Tees

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

3 bedroom terraced house

Moorcock Close, Middlesbrough, TS6

NO LONGER ADVERTISED

Marketed from 30 Jun 2026 to 3 Jul 2026 (2 days) by OpenRent, London

+ Add to report



£695 pcm

3 bedroom terraced house

Lockwood Court, Normanby, TS6 0TQ

NO LONGER ADVERTISED

Marketed from 2 Jul 2026 to 10 Aug 2026 (38 days) by Lettings Express, Normanby

+ Add to report

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**



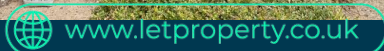
Payment history: **On time for length of tenancy**



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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