

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Kilnhurst Road, Rawmarsh,
S62

228019245





PROPERTY DESCRIPTION

Our latest listing is in Kilnhurst Road, Rawmarsh, S62

Rent currently agreed with tenant of **£650** per calendar month which calculates to a **8.0%** Gross Yield for investors.

This property has a potential to rent for **£688** which would provide the investor a Gross Yield of **8.4%** if the rent was increased to full market rate.

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.

Please read full legal pack for detailed property information.

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



Kilnhurst Road,
Rawmarsh, S62

228019245

Property Key Features

2 Bedrooms

1 Bathroom

Private rear garden

Spacious lounge

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £650

Market Rent: £688

Lounge



Kitchen



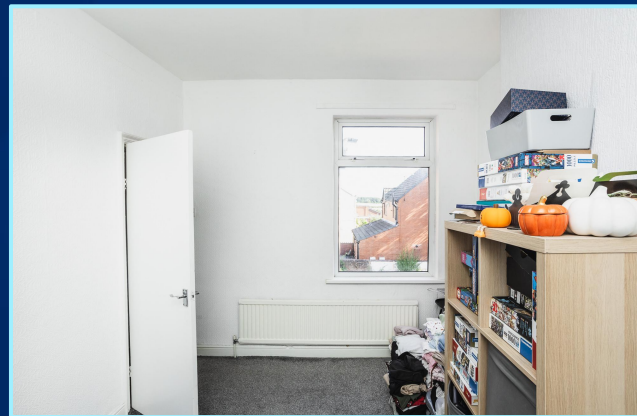
Bathroom



Bedroom



Bedroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£97,750

10% Deposit (£5,000 Minimum) **£9,775**

Buyers Premium **£6,000**

Paid On Accepted Bid **£15,775**

Purchase Balance **£87,975**

SDLT Charge **£4,888**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£93,863**

Your total all in costs would be ~£93,863 after taxes and fees based on a purchase price of £97,750. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

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	2 bedroom terraced house for sale South Street, Rawmarsh NO LONGER ADVERTISED SOLD STC Marketed from 21 Jul 2023 to 19 Feb 2025 (579 days) by Haybrook, Rotherham No Forward Chain Modern Kitchen & Bathroom Two Bedrooms Downstairs WC Off Road Parking ... + Add to report
 £125,000	2 bedroom end of terrace house for sale Main Street, Rawmarsh, Rotherham, S62 5QP NO LONGER ADVERTISED SOLD STC Marketed from 31 Mar 2025 to 28 Oct 2025 (211 days) by eXp UK, Yorkshire and The Humber Deceptively spacious 2/3 bedroom end of terrace home Immaculately presented throughout Accommodates... + Add to report

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 lettings team.



£850 pcm

2 bedroom terraced house

+ Add to report

North Street, Rotherham, South Yorkshire, S62

NO LONGER ADVERTISED

Marketed from 8 Jul 2025 to 4 Aug 2025 (27 days) by EBC Properties, Sheffield

3 bedroom house | modern finish | on street parking | council tax band A



£825 pcm

2 bedroom terraced house

+ Add to report

Wheatcroft Road, Rawmarsh, Rotherham, S62

NO LONGER ADVERTISED

Marketed from 2 Jun 2026 to 7 Jun 2026 (4 days) by OpenRent, London

No Agent Fees | Property Reference Number: 2901040



Kilnhurst Road, Rawmarsh, S62

PROPERTY ID: 228019245

Interested in this
property investment?

Call us on
0161 394 2637

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.