

LET PROPERTY PACK

INVESTMENT INFORMATION

Princes Crescent,
Doncaster, DN12

224475869

 www.letproperty.co.uk





Property Description

Our latest listing is in Princes Crescent, Doncaster, DN12

Get instant cash flow of **£600** per calendar month with a **8.4%** Gross Yield for investors.

This property has a potential to rent for **£630** 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...



Princes Crescent,
Doncaster, DN12

224475869



Property Key Features

2 bedroom

1 bathroom

Good Condition

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 55 years

Current Rent: £600

Market Rent: £630

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £86,000.

ASSUMED PURCHASE PRICE

£ 86,000

SDLT Charge £4,300

Legal Fees £1,000

Total Investment £91,300

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 £600 per calendar month but the potential market rent is

£ 630

Returns Based on Rental Income	£600	£630
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£60.00	£63.00
Total Monthly Costs	£75.00	£78.00
Monthly Net Income	£525.00	£552.00
Annual Net Income	£6,300.00	£6,624.00
Net Return	6.90%	7.26%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,364**
Adjusted To

Net Return **5.88%**

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 £150,000.



£150,000

2 bedroom semi-detached house for sale

Heaton Gardens, Edlington, Doncaster

CURRENTLY ADVERTISED

SOLD STC

Marketed from 14 Aug 2025 by Robinson Hornsby, Tickhill

+ Add to report



£140,000

2 bedroom semi-detached house for sale

Heaton Gardens, Edlington, Doncaster

CURRENTLY ADVERTISED

Marketed from 23 Oct 2025 by Horton Knights, Doncaster

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



£825 pcm

2 bedroom house

8 Heaton Gardens, Edlington, Doncaster

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Jul 2024 to 21 Aug 2024 (21 days) by Welcome Homes, Doncaster

+ Add to report



£800 pcm

2 bedroom semi-detached house

Edlington, Doncaster, South Yorkshire, DN12

NO LONGER ADVERTISED

Marketed from 22 Mar 2025 to 26 Mar 2025 (4 days) by RedRoots Property, Covering Yorkshire

+ 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.



Princes Crescent, Doncaster, DN12

PROPERTY ID: 224475869

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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