

LET PROPERTY PACK

INVESTMENT INFORMATION

Beresford Avenue,
Beverley Road, Hull, HU6

228127019

 www.letproperty.co.uk





Property Description

Our latest listing is in 32 Beresford Avenue, Beverley Road, Hull, HU6

Get instant cash flow of **£1,517** per calendar month with a **8.5%** Gross Yield for investors.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



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Property Key Features

4 Bedroom HMO

2 Bathrooms

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £2,520

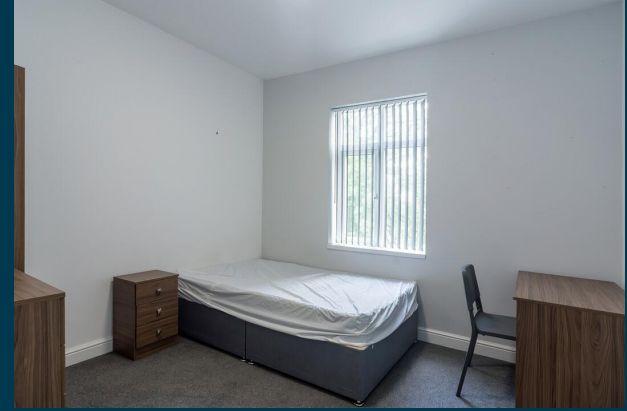
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £215,000.00 and borrowing of £161,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 215,000.00

25% Deposit	£53,750.00
SDLT Charge	£12,550
Legal Fees	£1,000.00
Total Investment	£67,300.00

Projected Investment Return



The monthly rent of this property is currently set at £1,517 per calendar month but the potential market rent is

£ 2,520



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



Returns Based on Rental Income	£1,517	£2,520
Mortgage Payments on £161,250.00 @ 5%	£671.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£151.67	£252.00
Total Monthly Costs	£838.54	£938.88
Monthly Net Income	£678.13	£1,581.13
Annual Net Income	£8,137.54	£18,973.50
Net Return	12.09%	28.19%

Return **Stress Test** Analysis Report



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

Annual Net Income **£13,933.50**
Adjusted To

Net Return **20.70%**

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

Annual Net Income **£15,748.50**
Adjusted To

Net Return **23.40%**

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 £260,000.



£260,000

4 bedroom town house for sale

The Parade, Hull

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Feb 2026 to 3 Jul 2026 (126 days) by Symonds & Greenham, Hull

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,520 based on the analysis carried out by our letting team at **Let Property Management**.



£2,520 pcm

4 bedroom house

Walgrave Street, Hull

CURRENTLY ADVERTISED

Marketed from 29 Apr 2026 by Loc8me, Covering Hull

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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **moved
within the last 2 years**



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

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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