

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Gavins Court, Whincup  
Close, Knaresborough, HG5

225427407

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Gavins Court, Whincup Close, Knaresborough, HG5

Get instant cash flow of **£730** per calendar month with a **7.6%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **10.4%** if the rent was increased to market rate.

**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...



Gavins Court, Whincup  
Close, Knaresborough,  
HG5

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## Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

**Service Charge and Ground Rent:**  
£129.00 pm

**Lease Length:** 962 years

**Current Rent:** £730

**Market Rent:** £1,000

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit	£28,750.00
SDLT Charge	£5,750
Legal Fees	£1,000.00
Total Investment	£35,500.00

# Projected Investment Return



The monthly rent of this property is currently set at £730 per calendar month but the potential market rent is

£ 1,000



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



Returns Based on Rental Income	£730	£1,000
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Service Charge and Ground Rent	£129.00	
Letting Fees	£73.00	£100.00
<b>Total Monthly Costs</b>	<b>£705.38</b>	<b>£732.38</b>
<b>Monthly Net Income</b>	<b>£24.63</b>	<b>£267.63</b>
<b>Annual Net Income</b>	<b>£295.50</b>	<b>£3,211.50</b>
<b>Net Return</b>	<b>0.83%</b>	<b>9.05%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,211.50**  
Adjusted To

Net Return                      **3.41%**

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



Annual Net Income      **£3,034.50**  
Adjusted To

Net Return                      **8.55%**

# 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 £145,000.

 <b>£145,000</b>	<b>1 bedroom flat for sale</b> High Street, Knaresborough, North Yorkshire, HG5 <b>NO LONGER ADVERTISED</b> Marketed from 1 Apr 2025 to 19 Feb 2026 (323 days) by Windsor Court Properties, Knaresborough	<a href="#">+ Add to rep</a>
 <b>£130,000</b>	<b>1 bedroom flat for sale</b> Market Place, Knaresborough <b>NO LONGER ADVERTISED</b> <b>SOLD STC</b> Marketed from 29 Sep 2022 to 20 Oct 2023 (386 days) by Stephenson's, Knaresborough	<a href="#">+ Add to rep</a>

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

## 1 bedroom retirement property



Vale Court, Bond End, Knaresborough, HG5

NO LONGER ADVERTISED

Marketed from 22 May 2026 to 1 Jun 2026 (10 days) by My Future Living, My Future Living



£750 pcm

## 1 bedroom apartment



Market Place, Knaresborough, North Yorkshire, HG5

NO LONGER ADVERTISED






LET AGREED

Marketed from 17 Apr 2026 to 1 Jun 2026 (45 days) by Windsor Court Properties, Knaresborough

# 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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