

LET PROPERTY PACK

INVESTMENT INFORMATION

Hessle Road, Hull, HU4

227810004

 www.letproperty.co.uk





Property Description

Our latest listing is in Hessle Road, Hull, HU4

Get instant cash flow of **£670** per calendar month with a **4.9%** Gross Yield for investors.

This property has a potential to rent for **£789** which would provide the investor a Gross Yield of **5.8%** 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...



Hessle Road, Hull, HU4

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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £670

Market Rent: £789

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £163,000.00 and borrowing of £122,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 163,000.00

25% Deposit £40,750.00

SDLT Charge £8,910

Legal Fees £1,000.00

Total Investment £50,660.00

Projected Investment Return



The monthly rent of this property is currently set at £670 per calendar month but the potential market rent is

£ 789



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



Returns Based on Rental Income	£670	£789
Mortgage Payments on £122,250.00 @ 5%	£509.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£67.00	£78.90
Total Monthly Costs	£591.38	£603.28
Monthly Net Income	£78.63	£185.73
Annual Net Income	£943.50	£2,228.70
Net Return	1.86%	4.40%

Return **Stress Test** Analysis Report



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

Annual Net Income **£650.70**
Adjusted To

Net Return **1.28%**

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

Annual Net Income **-£216.30**
Adjusted To

Net Return **-0.43%**

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 £175,000.



£175,000

3 bedroom terraced house for sale

Hessle Road, Hull, HU4

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Apr 2024 to 30 Aug 2024 (141 days) by Wigwam Homes, Hull



£170,000

3 bedroom terraced house for sale

Ulverston Road, Hull

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Feb 2025 to 5 Sep 2025 (198 days) by Symonds & Greenham, Hull

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 letting team at **Let Property Management**.



£850 pcm

3 bedroom terraced house

+ Add to re

Campion Avenue, Hessle, Hull, HU4 7AR

NO LONGER ADVERTISED

Marketed from 20 Aug 2026 to 28 Aug 2026 (8 days) by Habodel Property Services Ltd, Doncaster



£695 pcm

3 bedroom end of terrace house

St Nicholas Avenue, Hull, East Yorkshire, HU4

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Jun 2026 to 31 Jul 2026 (56 days) by Linley & Simpson, Hessle

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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