

LET PROPERTY PACK

INVESTMENT INFORMATION

Gosling Gate Road,
Goldthorpe, Rotherham,
S63

228489893

 www.letproperty.co.uk





Property Description

Our latest listing is in Gosling Gate Road, Goldthorpe, Rotherham, S63

Get instant cash flow of **£485** per calendar month with a **8.2%** Gross Yield for investors.

This property has a potential to rent for **£688** which would provide the investor a Gross Yield of **11.6%** 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...



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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

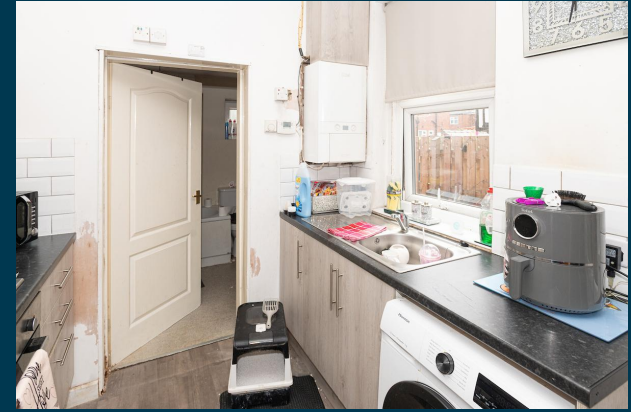
Current Rent: £485

Market Rent: £688

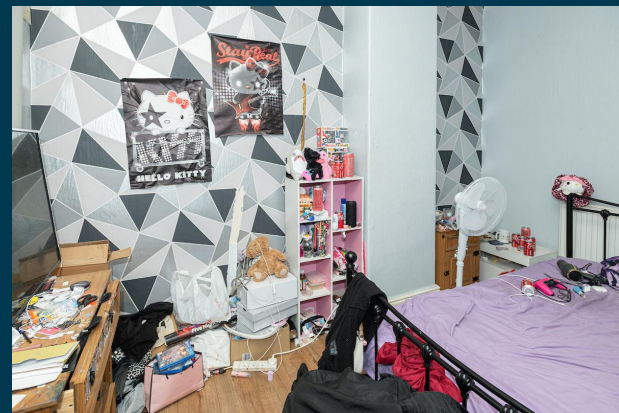
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £71,000.00 and borrowing of £53,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 71,000.00

25% Deposit £17,750.00

SDLT Charge £3,550

Legal Fees £1,000.00

Total Investment £22,300.00

Projected Investment Return



The monthly rent of this property is currently set at £485 per calendar month but the potential market rent is

£ 688

Returns Based on Rental Income	£485	£688
Mortgage Payments on £53,250.00 @ 5%	£221.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£48.50	£68.80
Total Monthly Costs	£285.38	£305.68
Monthly Net Income	£199.63	£382.33
Annual Net Income	£2,395.50	£4,587.90
Net Return	10.74%	20.57%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£3,211.90**
Adjusted To

Net Return **14.40%**

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

Annual Net Income **£3,522.90**
Adjusted To

Net Return **15.80%**

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 £80,000.



3 bedroom end of terrace house for sale



Gosling Gate Road, Goldthorpe, Rotherham

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Jul 2022 to 27 Jul 2022 (10 days) by William H. Brown, Mexborough



3 bedroom house for sale



Gosling Gate Road, Goldthorpe,

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Jul 2025 to 12 Sep 2025 (66 days) by Welcome Homes, Doncaster

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 town house

+ Add to

Probert Avenue, Goldthorpe

NO LONGER ADVERTISED

Marketed from 19 May 2026 to 27 Jun 2026 (38 days) by Churchills Estate Agents, Mexborough



£775 pcm

3 bedroom semi-detached house

+ Add to

High Street, Rotherham, Rotherham

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Jun 2026 to 3 Aug 2026 (59 days) by Haus Sales & Lettings, Covering Yorkshire

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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