

LET PROPERTY PACK

INVESTMENT INFORMATION

E Park Ave, Hull, HU8

225741258

 www.letproperty.co.uk





Property Description

Our latest listing is in E Park Ave, Hull, HU8

Get instant cash flow of **£750** per calendar month with a **6.9%** Gross Yield for investors.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



E Park Ave, Hull, HU8

225741258



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Room

Veranda Space

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £130,000.00 and borrowing of £97,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 130,000.00

25% Deposit	£32,500.00
SDLT Charge	£6,600
Legal Fees	£1,000.00
Total Investment	£40,100.00

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 £750 per calendar month

Returns Based on Rental Income	£750
Mortgage Payments on £97,500.00 @ 5%	£406.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£75.00
Total Monthly Costs	£496.25
Monthly Net Income	£253.75
Annual Net Income	£3,045.00
Net Return	7.59%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,545.00**
Adjusted To

Net Return **3.85%**

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

Annual Net Income **£1,095.00**
Adjusted To

Net Return **2.73%**

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 £140,000.



3 bedroom terraced house for sale

+ Add to report

Lake Drive, Hull, HU8

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Mar 2024 to 16 Jul 2024 (112 days) by Lovelle Estate Agency, Hull

£140,000



3 bedroom terraced house for sale

+ Add to report

Southcoates Avenue, Hull

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Jul 2023 to 27 Nov 2023 (132 days) by Whitakers, Hull East

£135,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom end of terrace house

+ Add to report

Westminster Avenue, Hull, HU8

NO LONGER ADVERTISED

Marketed from 24 May 2025 to 7 Jun 2025 (14 days) by OpenRent, London

£795 pcm



3 bedroom house

+ Add to report

Whitworth Street, Hull

NO LONGER ADVERTISED

Marketed from 4 Mar 2026 to 18 Mar 2026 (13 days) by Urban Property, Hull

£775 pcm

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 in 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.



 www.letproperty.co.uk

E Park Ave, Hull, HU8

225741258

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.



LETPROPERTY