

LET PROPERTY PACK

INVESTMENT INFORMATION

Rishworth Close, Hull, HU7

224545920

 www.letproperty.co.uk





Property Description

Our latest listing is in Rishworth Close, Hull, HU7

Get instant cash flow of **£550** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **7.5%** if the rent was increased to market rate.

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...



Rishworth Close, Hull,
HU7

224545920



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

**Close proximity to valuable
amenities**

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £550

Market Rent: £750

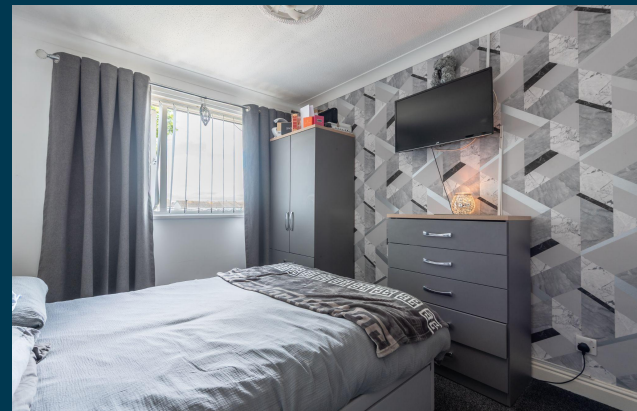
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 120,000.00

25% Deposit	£30,000.00
SDLT Charge	£6,000
Legal Fees	£1,000.00
Total Investment	£37,000.00

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 £550 per calendar month but the potential market rent is

£ 750

Returns Based on Rental Income	£550	£750
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£55.00	£75.00
Total Monthly Costs	£445.00	£465.00
Monthly Net Income	£105.00	£285.00
Annual Net Income	£1,260.00	£3,420.00
Net Return	3.41%	9.24%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,920.00**
Adjusted To

Net Return **5.19%**

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

Annual Net Income **£1,620.00**
Adjusted To

Net Return **4.38%**

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 £130,000.



£130,000

3 bedroom semi-detached house for sale

+ Add to report

Thurlstone Close, Bransholme, Hull

NO LONGER ADVERTISED

Marketed from 16 May 2025 to 22 May 2025 (6 days) by William H. Brown, Hull Holderness Road



£125,000

3 bedroom end of terrace house for sale

+ Add to report

Greygarth Close, Bransholme, Hull, East Yorkshire, HU7

CURRENTLY ADVERTISED

Marketed from 23 Sep 2026 by Reeds Rains, Hull

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £775 based on the analysis carried out by our letting team at **Let Property Management**.



£775 pcm

3 bedroom end of terrace house

Borthwick Close, Bransholme, Hull, HU7

NO LONGER ADVERTISED

Marketed from 1 May 2025 to 19 May 2025 (17 days) by OpenRent, London

+ Add to report



£750 pcm

3 bedroom terraced house

Rishworth Close, Bransholme, Hull, HU7

NO LONGER ADVERTISED

Marketed from 16 Jan 2026 to 18 Jan 2026 (2 days) by OpenRent, London

+ Add to report

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**



Current term of tenancy: **15 years +**



Standard Tenancy Agreement In Place: **YES**



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



Fully compliant tenancy: **YES**

Fully compliant tenancy including
EICR & Gas Safety in order

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.



Rishworth Close, Hull, HU7

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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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