

LET PROPERTY PACK

INVESTMENT INFORMATION

Ordsall Green,
Middlesbrough, TS3 0DR

227048941

 www.letproperty.co.uk





Property Description

Our latest listing is in Ordsall Green, Middlesbrough, TS3 0DR

Get instant cash flow of **£475** per calendar month with a **7.6%** Gross Yield for investors.

This property has a potential to rent for **£673** which would provide the investor a Gross Yield of **10.8%** 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...



Ordsall Green,
Middlesbrough, TS3 0DR

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Property Key Features

2 bedrooms

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £475

Market Rent: £673

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £75,000.00 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 75,000.00

25% Deposit	£18,750.00
SDLT Charge	£3,750
Legal Fees	£1,000.00
Total Investment	£23,500.00

Projected Investment Return



The monthly rent of this property is currently set at £475.00 per calendar month but the potential market rent is

£ 673



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



Returns Based on Rental Income	£475.00	£673.00
Mortgage Payments on £56,250.00 @ 5%	£234.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£47.50	£67.30
Total Monthly Costs	£296.88	£316.68
Monthly Net Income	£178.13	£356.33
Annual Net Income	£2,137.50	£4,275.90
Net Return	9.10%	18.20%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,929.90**
Adjusted To

Net Return **12.47%**

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

Annual Net Income **£3,150.90**
Adjusted To

Net Return

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.



£80,000

2 bedroom semi-detached house for sale

+ Add to report

Penistone Road, Park End, Middlesbrough, Cleveland, TS3

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Feb 2022 to 14 Jun 2024 (842 days) by Reeds Rains, Middlesbrough



£79,995

2 bedroom semi-detached house for sale

+ Add to report

Overdale Road, Middlesbrough, TS3 0BX

NO LONGER ADVERTISED

Marketed from 24 Sep 2025 to 29 Oct 2025 (34 days) by EweMove, covering Middlesbrough & Redcar

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £780 based on the analysis carried out by our letting team at **Let Property Management**.



£780 pcm

2 bedroom terraced house

Bournemouth Avenue, Middlesbrough, TS3

NO LONGER ADVERTISED

Marketed from 21 May 2026 to 16 Jun 2026 (26 days) by G.R. Estates, Normanby

+ Add to report



£765 pcm

2 bedroom semi-detached house

Middlebeck Close, Middlesbrough, TS3

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 May 2024 to 7 May 2024 by G.R. Estates, Stockton-on-Tees

+ 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: **4 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.



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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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