

LET PROPERTY PACK

INVESTMENT INFORMATION

Thirlmere Road, Ferryhill, DL17

228251992

 www.letproperty.co.uk





Property Description

Our latest listing is in Thirlmere Road, Ferryhill, DL17

Get instant cash flow of **£600** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£851** which would provide the investor a Gross Yield of **9.9%** 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...



Thirlmere Road, Ferryhill,
DL17

228251992



Property Key Features

4 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £600

Market Rent: £851

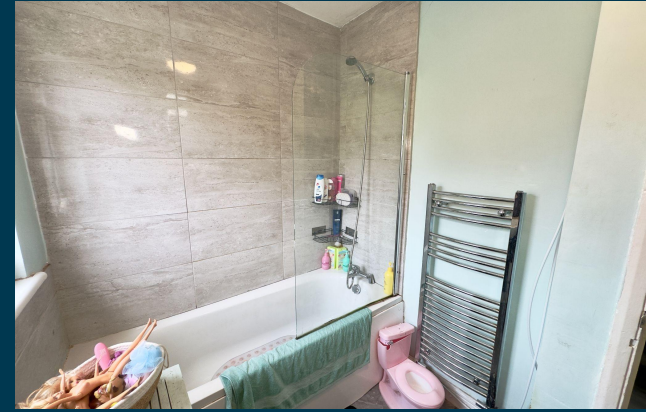
Lounge



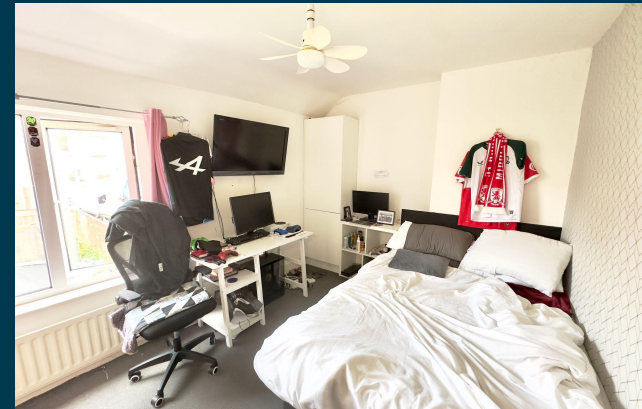
Kitchen



Bathrooms



Bedrooms



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £103,500.

ASSUMED PURCHASE PRICE

£ 103,500

SDLT Charge	£5,175
Legal Fees	£1,000
Total Investment	£109,675

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 £600 per calendar month but the potential market rent is

£ 851

Returns Based on Rental Income	£600	£851
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£60.00	£85.10
Total Monthly Costs	£75.00	£100.10
Monthly Net Income	£525.00	£750.90
Annual Net Income	£6,300.00	£9,010.80
Net Return	5.74%	8.22%

Return **Stress Test** Analysis Report



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

Annual Net Income
Adjusted To **£7,309**

Net Return **6.66%**

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 £117,500.



4 bedroom detached house for sale

[+ Add to report](#)

Moore Road, Durham, Spennymoor, Durham, DL16 7FY

NO LONGER ADVERTISED

Marketed from 5 Jun 2025 to 5 Jun 2025 by Pattinson Estate Agents, Gilesgate

£117,500



4 bedroom terraced house for sale

[+ Add to report](#)

Station Road, West Cornforth, Ferryhill

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Jun 2023 to 30 Nov 2023 (168 days) by Peter Clark Property Services, Ferryhill

£109,950

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

4 bedroom semi-detached house

Thirlmere Road, FERRYHILL

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Jun 2026 to 7 Aug 2026 (53 days) by Manners & Harrison - Lettings, Stockton On Tees

+ Add to report



£920 pcm

4 bedroom detached house

All Saints, Ferryhill, County Durham, DL17

NO LONGER ADVERTISED

Marketed from 5 Jun 2026 to 10 Jun 2026 (5 days) by Homenow, All Saints

+ 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.



Interested in this
property investment?

Call us on
0141 478 0985

Thirlmere Road, Ferryhill, DL17

PROPERTY ID: 228251992

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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