

LET PROPERTY PACK

INVESTMENT INFORMATION

Cunningham Road,
Doncaster, DN1

215891167

 www.letproperty.co.uk





Property Description

Our latest listing is in Cunningham Road, Doncaster, DN1

Get instant cash flow of **£695** per calendar month with a **7.7%** Gross Yield for investors.

This property has a potential to rent for **£723** which would provide the investor a Gross Yield of **8.0%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Cunningham Road,
Doncaster, DN1

215891167



Property Key Features

2 Bedrooms

1 Bathroom

Good Condition

Rear Garden Space

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £695

Market Rent: £723

Lounge



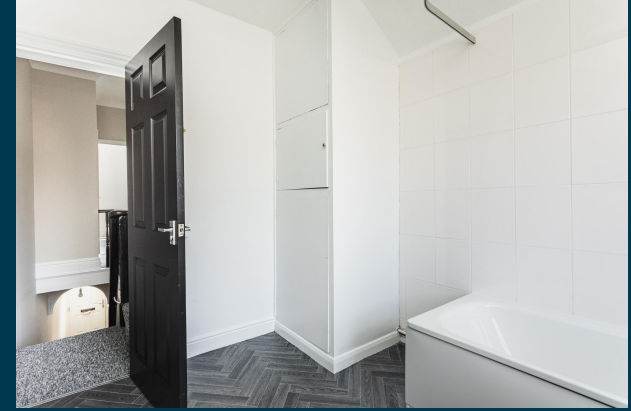
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £109,000.00 and borrowing of £81,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 109,000.00

25% Deposit	£27,250.00
SDLT Charge	£5,450
Legal Fees	£1,000.00
Total Investment	£33,700.00

Projected Investment Return



The monthly rent of this property is currently set at £695 per calendar month but the potential market rent is

£ 723



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



Returns Based on Rental Income	£695	£723
Mortgage Payments on £81,750.00 @ 5%	£340.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£69.50	£72.30
Total Monthly Costs	£425.13	£427.93
Monthly Net Income	£269.88	£295.08
Annual Net Income	£3,238.50	£3,540.90
Net Return	9.61%	10.51%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,094.90**
Adjusted To

Net Return **6.22%**

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

Annual Net Income **£1,905.90**
Adjusted To

Net Return **5.66%**

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 £150,000.



£150,000

2 bedroom end of terrace house for sale

Paddock View, Doncaster, South Yorkshire, DN1

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Apr 2024 to 12 Nov 2024 (216 days) by Your Move, Doncaster

+ Add to report



£85,000

1 bedroom flat for sale

Princes Street, Doncaster

CURRENTLY ADVERTISED

Marketed from 10 Nov 2023 by Tulip, Hull

+ Add to report

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

2 bedroom house

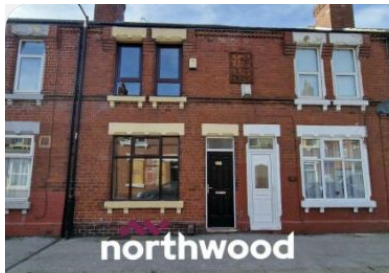
Farrier Close, DONCASTER

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Jun 2024 to 26 Jul 2024 (29 days) by William H. Brown Lettings, Doncaster

+ Add to report



£695 pcm

2 bedroom terraced house

Cunningham Road, Hyde Park, Doncaster, DN1

CURRENTLY ADVERTISED

Marketed from 19 Mar 2025 by Northwood, Doncaster

+ Add to report

Current Tenant Profile



As this property is currently tenanted, 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.



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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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