LET PROPERTY PACK

INVESTMENT INFORMATION

St. Catherines Avenue,
Doncaster, DN4

230075233

www.letproperty.co.uk



LETPROPERTY



Property Description

Our latest listing is in St. Catherines Avenue, Doncaster, DN4

Get instant cash flow of **£500** per calendar month with a **8.0%** Gross Yield for investors.

This property has a potential to rent for **£731** which would provide the investor a Gross Yield of **11.7%** 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...



St. Catherines Avenue,
Doncaster, DN4

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: 0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £500

Market Rent: £731

Lounge







Kitchen







Bedrooms







Bathroom







Exterior







Initial Outlay



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 £500 per calendar month but the potential market rent is £731

Returns Based on Rental Income	£500	£731
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	£50.00	£73.10
Total Monthly Costs	£299.38	£322.48
Monthly Net Income	£200.63	£408.53
Annual Net Income	£2,407.50	£4,902.30
Net Return	10.24%	20.86%

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

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To	**£3,440.30**
Net Return	**14.64%**

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

Annual Net Income Adjusted To	**£3,777.30**
Net Return	**16.07%**

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 £95,000.



£95,000

2 bedroom terraced house for sale

+ Add to report

Belmont Avenue, Doncaster, South Yorkshire, DN4

CURRENTLY ADVERTISED SOLD STC

Marketed from 24 Jul 2026 by EweMove, Covering Yorkshire



£90,000

2 bedroom terraced house for sale

+ Add to report

Clarence Avenue, Doncaster, South Yorkshire, DN4

NO LONGER ADVERTISED SOLD STC

Marketed from 2 Jun 2026 to 28 Sep 2026 (118 days) by RedRoots Property, Covering Yorkshire

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 end of terrace house

+ Add to report

Carr Hill Court,Balby ,Doncaster,

NO LONGER ADVERTISED LET AGREED

Marketed from 7 Jul 2026 to 24 Aug 2026 (47 days) by Moss Properties Doncaster, Doncaster



£775 pcm

2 bedroom terraced house

+ Add to report

Great Central Avenue, Balby, Doncaster

CURRENTLY ADVERTISED LET AGREED

Marketed from 22 Oct 2026 by Haus Sales & Lettings, Covering Yorkshire

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.



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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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