

LET PROPERTY PACK

INVESTMENT INFORMATION

Hall Leys Park, Kingswood,
HU7

222746110

 www.letproperty.co.uk





Property Description

Our latest listing is in Hall Leys Park, Kingswood, HU7

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **6.3%** 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...



Hall Leys Park,
Kingswood, HU7

222746110



Property Key Features

2 Bedrooms

2 Bathrooms

Welcoming Lounge

**Modern Kitchen with Dining
Space**

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £800

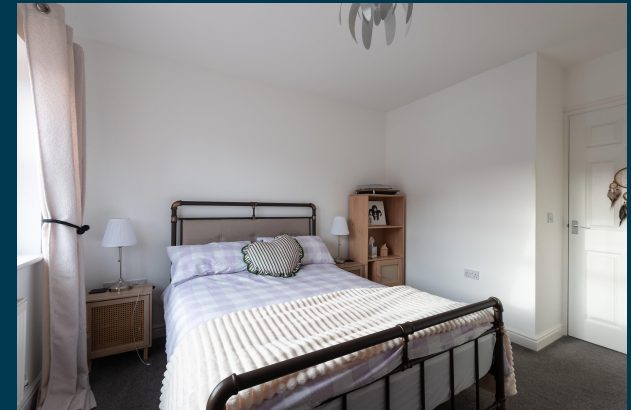
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £152,000.00 and borrowing of £114,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 152,000.00

25% Deposit	£38,000.00
SDLT Charge	£8,140
Legal Fees	£1,000.00
Total Investment	£47,140.00

Projected Investment Return



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



Returns Based on Rental Income	£800
Mortgage Payments on £114,000.00 @ 5%	£475.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£80.00
Total Monthly Costs	£570.00
Monthly Net Income	£230.00
Annual Net Income	£2,760.00
Net Return	5.85%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,160.00**
Adjusted To

Net Return **2.46%**

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

Annual Net Income **£480.00**
Adjusted To

Net Return **1.02%**

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 £155,000.



£155,000

2 bedroom end of terrace house for sale



Markeaton Park, Kingswood, Hull

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Aug 2025 to 24 Sep 2025 (43 days) by Symonds & Greenham, Hull



£150,000

2 bedroom end of terrace house for sale



Village Green Way, Kingswood, Hull

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Jan 2025 to 31 Mar 2025 (89 days) by Symonds & Greenham, Hull

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

2 bedroom house

School Lane, Kingswood, Hull

NO LONGER ADVERTISED

Marketed from 13 Nov 2024 to 6 Dec 2024 (23 days) by Urban Property, Hull



£1,100 pcm

2 bedroom house

School Lane, Kingswood, Hull

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Oct 2025 to 5 Dec 2025 (37 days) by Urban Property, Hull





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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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