

LET PROPERTY PACK

INVESTMENT INFORMATION

Buller Street, Selby, YO8

220137628

 www.letproperty.co.uk





Property Description

Our latest listing is in Buller Street, Selby, YO8

Get instant cash flow of **£550** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£883** which would provide the investor a Gross Yield of **8.8%** if the rent was increased to market rate.

Ideally situated with convenient access to local amenities and transport links, this well-presented property offers a practical and appealing opportunity for buyers and investors alike. Maintained to a good standard throughout, it provides comfortable living accommodation and strong potential for long-term value.

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



Buller Street, Selby, YO8

220137628



Property Key Features

2 Bedrooms

1 Bathroom

Well maintained

Conveniently located for local amenities

Factor Fees: £0.00 PM

Ground Rent: £0.00 PM

Lease Length: FRESHHOLD

Current Rent: £550 PM

Market Rent: £883 PM

Lounge



Kitchen



Bedrooms



Exterior





Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 120,000

SDLT Charge	£6,000
Legal Fees	£1,000
Total Investment	£127,000

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 883

Returns Based on Rental Income	£550	£883
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£55.00	£88.30
Total Monthly Costs	£70.00	£103.30
Monthly Net Income	£480.00	£779.70
Annual Net Income	£5,760.00	£9,356.40
Net Return	4.54%	7.37%

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 **£7,590**
Adjusted To

Net Return **5.98%**



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 £120,000.



2 bedroom end of terrace house for sale

+ Add to report

Buller Street, Selby, YO8 4BT

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Jun 2022 to 24 Nov 2022 (157 days) by eXp UK, Yorkshire and The Humber



2 bedroom terraced house for sale

+ Add to report

Buller Street, Selby, YO8

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Dec 2024 to 20 Jan 2025 (45 days) by JP Harill, Selby

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

2 bedroom detached house

White Street, Selby

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Jun 2025 to 3 Sep 2025 (70 days) by Jigsaw Letting, Selby

+ Add to report



£875 pcm

2 bedroom semi-detached house

White Street, Selby

NO LONGER ADVERTISED






Marketed from 4 Sep 2025 to 3 Dec 2025 (89 days) by Jigsaw Letting, Selby

+ 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**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **4 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.



 www.letproperty.co.uk

Buller Street, Selby, YO8

PROPERTY ID: 12345678

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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