

LET PROPERTY PACK

INVESTMENT INFORMATION

Grassington Close,
Bransholme, HU7

227717090

 www.letproperty.co.uk





Property Description

Our latest listing is in Grassington Close, Bransholme, HU7

Get instant cash flow of **£550** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£683** which would provide the investor a Gross Yield of **8.2%** 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...



Grassington Close,
Bransholme, HU7

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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £0

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £550

Market Rent: £683

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £100,000.

ASSUMED PURCHASE PRICE

£ 100,000

SDLT Charge £5,000

Legal Fees £1,000

Total Investment £106,000

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 £550 per calendar month but the potential market rent is

£ 683

Returns Based on Rental Income	£550	£683
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£55.00	£68.30
Total Monthly Costs	£70.00	£83.30
Monthly Net Income	£480.00	£599.70
Annual Net Income	£5,760.00	£7,196.40
Net Return	5.43%	6.79%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,830**
Adjusted To

Net Return **5.50%**

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 £110,000.



£110,000

3 bedroom terraced house for sale

+ Add to report

Trawden Close, Bransholme, Hull, East Yorkshire, HU7

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 Apr 2023 to 23 Oct 2023 (192 days) by Reeds Rains, Hull



£105,000

3 bedroom end of terrace house for sale

+ Add to report

Dulverton Close, Bransholme, Hull

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Jun 2022 to 13 Mar 2023 (284 days) by Whitakers, Sutton-on-Hull

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 pm based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

3 bedroom end of terrace house

Ladyside Close, Bransholme, HU7

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Dec 2023 to 1 Feb 2024 (34 days) by Lime Property, Hull

+ Add to report



£675 pcm

3 bedroom end of terrace house

Greygarth Close, Bransholme, Hull, East Yorkshire, HU7

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Jul 2023 to 18 Aug 2023 (32 days) by Reeds Rains, Hull

+ 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: **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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