

LET PROPERTY PACK

INVESTMENT INFORMATION

Flat 2, 3, 4 Yorkersgate,
Malton, YO17

227458251

 www.letproperty.co.uk





Property Description

Our latest listing is in Flat 2, 3, 4 Yorkersgate, Malton, YO17

Get instant cash flow of **£1,725** per calendar month with a **8.2%** Gross Yield for investors.

This property has a potential to rent for **£2,000** which would provide the investor a Gross Yield of **9.5%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



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Property Key Features

3 Bedrooms

3 Bathrooms

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £1,725 PM

Market Rent: £2,000 PM

Lounge



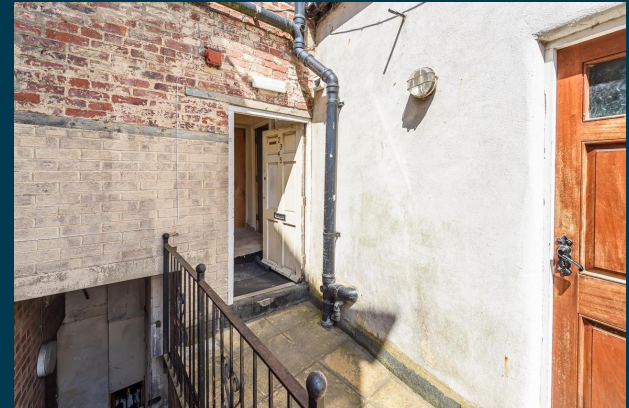
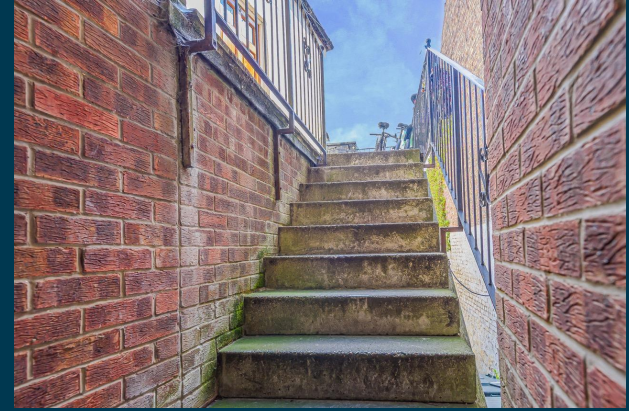
Kitchen



Bedrooms



Exterior



Initial Outlay



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

ASSUMED PURCHASE PRICE

£ 253,000

SDLT Charge

£15,300

Legal Fees

£1,000

Total Investment

£269,300

Projected Investment Return



The monthly rent of this property is currently set at £1,725 per calendar month but the potential market rent is

£ 2,000

Returns Based on Rental Income	£1,725	£2,000
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£172.50	£200.00
Total Monthly Costs	£187.50	£215.00
Monthly Net Income	£1,537.50	£1,785.00
Annual Net Income	£18,450.00	£21,420.00
Net Return	6.85%	7.95%

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 **£17,420**
Adjusted To

Net Return **6.47%**

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 £280,000.



£280,000

3 bedroom property for sale

Castlegate, Malton

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Sep 2024 to 12 Aug 2025 (339 days) by Mark Stephenson, Malton

+ Add to



£275,000

2 bedroom terraced house for sale

Victoria Road, Malton

CURRENTLY ADVERTISED

SOLD STC

Marketed from 23 Apr 2026 by Cundalls, Malton

+ Add to

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,400 based on the analysis carried out by our letting team at **Let Property Management**.



£2,400 pcm

4 bedroom detached house

York Road, Malton, YO17

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Feb 2026 to 23 Mar 2026 (33 days) by Willowgreen Estate Agents, Ryedale

+ Add to



£1,600 pcm

3 bedroom detached bungalow

Kingston Drive, Malton

CURRENTLY ADVERTISED

LET AGREED

Marketed from 4 Jun 2026 by Martin & Co, York

+ Add to re

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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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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