

LET PROPERTY PACK

INVESTMENT INFORMATION

Bruntons Manor Court,
Middlesbrough, TS3

209823994

 www.letproperty.co.uk





Property Description

Our latest listing is in Bruntons Manor Court, Middlesbrough, TS3

Get instant cash flow of **£550** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£706** which would provide the investor a Gross Yield of **9.5%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

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



Bruntons Manor Court,
Middlesbrough, TS3

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £550

Market Rent: £706

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £89,000.00 and borrowing of £66,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 89,000.00

25% Deposit	£22,250.00
SDLT Charge	£4,450
Legal Fees	£1,000.00
Total Investment	£27,700.00

Projected Investment Return



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

£ 706

Returns Based on Rental Income	£550	£706
Mortgage Payments on £66,750.00 @ 5%	£278.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£55.00	£70.60
Total Monthly Costs	£348.13	£363.73
Monthly Net Income	£201.88	£342.28
Annual Net Income	£2,422.50	£4,107.30
Net Return	8.75%	14.83%

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 **£2,695.30**
Adjusted To

Net Return **9.73%**

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



Annual Net Income **£2,772.30**
Adjusted To

Net Return **10.01%**

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 £140,000.

 <p>£140,000</p>	<p>2 bedroom semi-detached house for sale</p> <p>Keld House Gardens, Middlesbrough, TS3</p> <p>CURRENTLY ADVERTISED</p> <p>Marketed from 23 Jun 2026 by G.R. Estates, Normanby</p>	<p>+ Add to report</p>
 <p>£120,000</p>	<p>2 bedroom semi-detached house for sale</p> <p>Middlebeck Close, Middlesbrough</p> <p>CURRENTLY ADVERTISED SOLD STC</p> <p>Marketed from 15 Apr 2026 by Manners & Harrison, Middlesbrough</p>	<p>+ Add to report</p>

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £925 based on the analysis carried out by our letting team at **Let Property Management**.



£925 pcm

2 bedroom semi-detached house

+ Add to report

Wilkinson Grove, Middlesbrough, TS4

NO LONGER ADVERTISED

Marketed from 14 Feb 2026 to 26 Mar 2026 (39 days) by Simple Life, Simple Life



£900 pcm

2 bedroom semi-detached house

+ Add to report

Blenheim Road South, Middlesbrough, North Yorkshire, TS4

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Feb 2026 to 15 Apr 2026 (68 days) by Kings Sales & Letting Agents, Yarm

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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