



# LET PROPERTY PACK

## INVESTMENT INFORMATION

Allerton Street, Doncaster,  
DN1

223247804

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Allerton Street, Doncaster, DN1

Get instant cash flow of **£750** per calendar month with a **9.2%** Gross Yield for investors.

This property has a potential to rent for **£780** which would provide the investor a Gross Yield of **9.6%** if the rent was increased to market rate.

**This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.**

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



LET PROPERTY



Allerton Street,  
Doncaster, DN1

223247804



## Property Key Features

2 bedrooms

1 bathroom

Private indoor space

Versatile living areas

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £750

Market Rent: £780

# Lounge



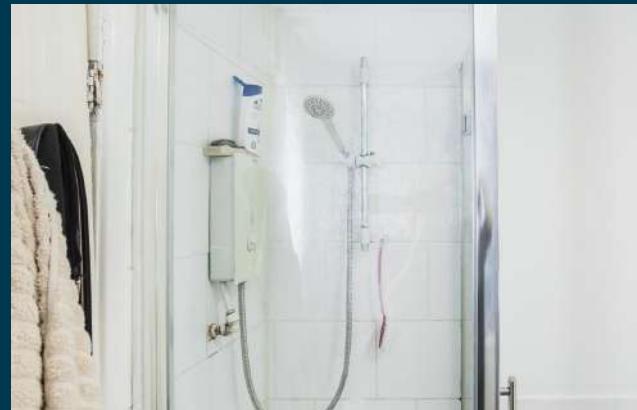
# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



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Figures based on assumed purchase price of 98,000.00 and borrowing of £73,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 98,000.00

|                  |            |
|------------------|------------|
| 25% Deposit      | £24,500.00 |
| SDLT Charge      | £4,900     |
| Legal Fees       | £1,000.00  |
| Total Investment | £30,400.00 |

# Projected Investment Return



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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 £750 per calendar month but the potential market rent is

£ 780

| Returns Based on Rental Income       | £750             | £780             |
|--------------------------------------|------------------|------------------|
| Mortgage Payments on £73,500.00 @ 5% | £306.25          |                  |
| Est. Building Cover (Insurance)      | £15.00           |                  |
| Approx. Factor Fees                  |                  | TBC              |
| Ground Rent                          |                  | FREEHOLD         |
| Letting Fees                         | £75.00           | £78.00           |
| <b>Total Monthly Costs</b>           | <b>£396.25</b>   | <b>£399.25</b>   |
| <b>Monthly Net Income</b>            | <b>£353.75</b>   | <b>£380.75</b>   |
| <b>Annual Net Income</b>             | <b>£4,245.00</b> | <b>£4,569.00</b> |
| <b>Net Return</b>                    | <b>13.96%</b>    | <b>15.03%</b>    |

# Return Stress Test Analysis Report



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

|                   |                  |
|-------------------|------------------|
| Annual Net Income | <b>£3,009.00</b> |
| Adjusted To       |                  |
| Net Return        | <b>9.90%</b>     |

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

|                   |                  |
|-------------------|------------------|
| Annual Net Income | <b>£3,099.00</b> |
| Adjusted To       |                  |
| Net Return        | <b>10.19%</b>    |

# 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 £90,000.



£90,000

## 2 bedroom terraced house for sale

[+ Add to report](#)

Dockin Hill Road, Doncaster

CURRENTLY ADVERTISED

SOLD STC

Marketed from 23 Jun 2025 by Merryweathers, Mexborough



£90,000

## 2 bedroom terraced house for sale

[+ Add to report](#)

Park Road, Doncaster

NO LONGER ADVERTISED

Marketed from 15 Mar 2024 to 13 Jan 2025 (303 days) by Moss Properties Doncaster, Doncaster

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £780 based on the analysis carried out by our letting team at **Let Property Management**.



£780 pcm

2 bedroom terraced house

Park Road, Doncaster, DN1

+ Add to report

NO LONGER ADVERTISED

Marketed from 10 Aug 2025 to 15 Aug 2025 (5 days) by OpenRent, London



£765 pcm

2 bedroom terraced house

Park Road, DN1 2QH

+ Add to report

NO LONGER ADVERTISED LET AGREED

Marketed from 22 Sep 2025 to 2 Oct 2025 (9 days) by Bricknells Rentals, Wickersley

# 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**



Current term of tenancy: **Moved in within 2 years**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

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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