

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Staveley Street, Doncaster,  
DN12

223247779

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





## Property Description

Our latest listing is in Staveley Street, Doncaster, DN12

Get instant cash flow of **£750** per calendar month with a **11.4%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **12.2%** if the rent was increased to market rate.

**This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.**

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



Staveley Street,  
Doncaster, DN12

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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Open-Plan Lounge and Dining  
Space**

**Well-Equipped Kitchen**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £750**

**Market Rent: £800**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £79,000.00 and borrowing of £59,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 79,000.00

25% Deposit	£19,750.00
SDLT Charge	£3,950
Legal Fees	£1,000.00
Total Investment	£24,700.00

# Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 800

Returns Based on Rental Income	£750	£800
Mortgage Payments on £59,250.00 @ 5%	£246.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£75.00	£80.00
<b>Total Monthly Costs</b>	<b>£336.88</b>	<b>£341.88</b>
<b>Monthly Net Income</b>	<b>£413.13</b>	<b>£458.13</b>
<b>Annual Net Income</b>	<b>£4,957.50</b>	<b>£5,497.50</b>
<b>Net Return</b>	<b>20.07%</b>	<b>22.26%</b>

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      **£3,897.50**  
Adjusted To

Net Return                      **15.78%**

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

Annual Net Income      **£4,312.50**  
Adjusted To

Net Return                      **17.46%**

# 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.



£140,000

## 2 bedroom town house for sale



Larwood Grove, Edlington, Doncaster

CURRENTLY ADVERTISED

SOLD STC

Marketed from 11 Nov 2025 by Robinson Hornsby, Tickhill



£95,000

## 2 bedroom terraced house for sale



Oakland Terrace, Edlington, Doncaster, South Yorkshire, DN12

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Jul 2025 to 31 Oct 2025 (104 days) by Your Move, Doncaster

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £875 based on the analysis carried out by our letting team at **Let Property Management**.



£875 pcm

## 2 bedroom terraced house

Gainsborough Drive, Doncaster, DN12

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Jul 2025 to 11 Aug 2025 (41 days) by Simple Life, Simple Life

+ A



£850 pcm

## 2 bedroom terraced house

Broomhouse Lane, Edlington, Doncaster, South Yorkshire, DN12

NO LONGER ADVERTISED

Marketed from 20 Dec 2024 to 28 Dec 2024 (7 days) by Your Move, Doncaster

+

# 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 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.



**LETPROPERTY**