

LET PROPERTY PACK

INVESTMENT INFORMATION

Ellerburn Avenue, Hull,
HU6

228127526

 www.letproperty.co.uk





Property Description

Our latest listing is in Ellerburn Avenue, Hull, HU6

Get instant cash flow of **£660** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£706** which would provide the investor a Gross Yield of **7.1%** 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...



Ellerburn Avenue, Hull,
HU6

228127526



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

**Close proximity to valuable
amenities**

Factor Fees: 0

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

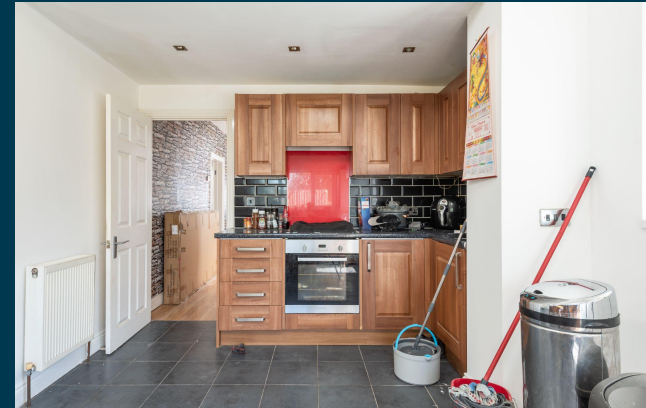
Current Rent: £660

Market Rent: £706

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 120,000.00

25% Deposit	£30,000.00
ADS @ 8%	£9,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£40,600.00

Projected Investment Return



The monthly rent of this property is currently set at £660 per calendar month but the potential market rent is

£ 706

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£660	£706
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£66.00	£70.60
Total Monthly Costs	£456.00	£460.60
Monthly Net Income	£204.00	£245.40
Annual Net Income	£2,448.00	£2,944.80
Net Return	6.03%	7.25%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,532.80**
Adjusted To

Net Return **3.78%**

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

Annual Net Income **£1,144.80**
Adjusted To

Net Return **2.82%**

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 £159,950.



£159,950

2 bedroom semi-detached house for sale

+ Add to report

Evergreen Drive, Hull, HU6 7YD

CURRENTLY ADVERTISED

SOLD STC

Marketed from 6 Jul 2026 by Home Estates, Hull



£155,000

2 bedroom semi-detached house for sale

+ Add to report

Greylees Avenue, Hull, HU6 7YG

CURRENTLY ADVERTISED

Marketed from 17 Jun 2026 by Beercocks, Newland Avenue, Hull

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

2 bedroom semi-detached house

Dane Park, Hull, HU6

CURRENTLY ADVERTISED

LET AGREED

Marketed from 31 Jul 2026 by Ascend, Leeds

+ Add to report



2 bedroom terraced house

25th Avenue, Hull, East Riding of Yorkshire, HU6

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Jun 2026 to 14 Aug 2026 (44 days) by Let's Move Sales and Lettings, Hull

+ Add to report

Current Tenant Profile



As this property is currently tenanted, 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: **3 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.



Ellerburn Avenue, Hull, HU6

PROPERTY ID: 228127526



www.letproperty.co.uk

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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